File No. 260100116

QUITCLAIM DEED

Bethany Porter
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

Bethany Porter
Notary Public

MY COMMISSION EXPIRES: August 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ole South Properties, Inc.	SAME	P/O 173-228.00
(NAME)	(NAME)	
275 Robert Rose Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barnes Crossing, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED UNTO **Ole South Properties, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot Nos. 198, 199, 200, 201, 202, 203 and 204, on the Plan of Barnes Crossing, Phase One, as described in Exhibit "A" to the Master Deed for Barnes Crossing, Phase One, of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938, as shown by plat appearing of record in , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Barnes Crossing, LLC, a Tennessee limited liability company by Special Warranty Deed dated December 6, 2004 of record in Instrument No. 20041207-0145544 and re-recorded in Instrument No. 20050203-0012945, Register's Office for Davidson County, Tennessee.

Right-of-Way Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20050811-0095171; Master Deed and By-Laws of record in Instrument No. 20050721-0084791 re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938; All matters shown on the plan of record in Instrument No. 20050128-0010427, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 198-204 Barnes Crossing, Antioch, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 17th day of January, 2006.

Barnes Crossing, LLC

By:
John D. Floyd, Chief Manager

Davidson County DEEDQC
Recvd: 01/20/06 10:54 2 pgs
Fees:12.00 Taxes:0.00

20060120-0007816

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John D. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager, of Barnes Crossing, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 17th day of January, 2006.

Commission expires: August 16, 2009

Bethany Porter

Bethany Porter Notary Public

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RETURN TO:

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Murfreesboro, TN 37129

