QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $10.00

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS DATE

10/17/08

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 25, 2009

(AFFIX SEAL)

TALIA A. WHITESIDE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 11/05/08 13:29 3 pgs
Fees:17.00 Taxes:0.00
20081105-0110174

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10TH AVENUE S., STE. 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Warner	Same	Map MAP 135-0100 Parcel PARCEL 76
(NAME)	(NAME)	
303-B Ladybird Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DY Properties II, LLC**, HEREINAFTER CALLED THE GRANTOR, BY THESE PRESENTS DO HEREBY SELL, ASSIGN, AND FOREVER QUITCLAIM UNTO **Paul B. Warner, unmarried and Richard C. Wright, unmarried, as joint tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 303B, of Ladybird Townhomes, of record in Instrument No. 20081104-0109559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DY Properties, II, LLC by deed from Paul B. Warner, unmarried and Richard C. Wright, unmarried of record in Instrument No. *20081104-0109557*, in the Register's Office for Davidson County, Tennessee.

The property is subject to the following:

* Restrictive Covenants of record in Book 3400, Page 120, amended in Book 3436, Page 43, Register's Office of Davidson County, Tennessee.
* Easement of record in Book 4986, Page 223, Register's Office of Davidson County, Tennessee.
* Subject to all matters shown on the Plan of Ladybird Townhomes of record as Instrument Number 20081104-0109559, Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 303-B Ladybird Drive, Nashville, TN 37217

Witness my/our hand(s) this 17th day of October, 2008.

DY Properties II, LLC, Seller

By:_____
DeRon Jenkins, President

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DeRon Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he is the President of DY Properties II, LLC, and DeRon Jenkins acknowledges that he executed the within instrument for the purposes therein contained as the President of DY Properties II, LLC.

Witness my hand and Official Seal this 17th **day of October, 2008.**

Talia A. Whiteside
Notary Public

My Commission Expires JULY 25, 2009

My Commission Expires:_____

TALIA A. WHITESIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please return to
Denise E. Cole, Esq.
209 10th Ave. South, Suite 301
Nashville, TN 37203

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

