THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF January, 2009 NOTARY PUBLIC MY COMMISSION EXPIRES: 8/28/12

Rebecca Campbell State of Tennessee Notary Public County of Sumner

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Christopher Choate	Same as new owner	07116022800
(NAME)	(NAME)	
1824 Tammany Dr.	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville TN 37216		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Davidson County DEEDQC
Recvd: 02/13/09 08:26 1 pgs
Fees:12.00 Taxes:0.00

20090213-0012624

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TEN TALENTS PROPERTIES, LLC** "GRANTOR", by these presents, does hereby quitclaim and convey unto **CHRISTOPHER CHOATE**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 182 and the northerly eight (8) feet of Lot No. 183, on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 182 and said part of Lot No. 183 adjoin and front together 52.2 feet on the west margin of North 7th Street and run back between lines, 165 feet along the south margin of Mile End Avenue to an alley in the rear on which it measures 47.6 feet. Less and except the property vested in the Metropolitan Government of Nashville and Davidson County as described in Book 8657, page 413, said Register's Office.

Being the same property conveyed to Ten Talents Properties, LLC by deed from Virgon, LLC, a Delaware Series Limited Liability Company, dated January 23, 2009 and recorded in Instrument No. 20090213-0012623, Register's Office, Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as 1220 North 7th Street, Nashville, TN 37207.

WITNESS my/our hands this 23rd day of January, 2009.

TEN TALENTS PROPERTIES, LLC
By: _____
CHRISTOPHER CHOATE, MEMBER

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher Choate with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Ten Talents Properties, LLC, the within named bargainor, and limited liability company, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Christopher Choate as such Member.

Witness my hand and official seal this 23rd day of January, 2009.

Rebecca Campbell State of Tennessee Notary Public County of Sumner

_____
Notary Public

My Commission Expires: 8/28/12