BILL GARRETT, Davidson County
Trans:T20100003717 DEEDQC
Recvd: 01/20/10 10:43 2 pgs
Fees:13.00 Taxes:61.05

20100120-0004793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $16,500.00.

Affiant

Sworn to and subscribed before me this 6th day of January, 2010.

Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
PinPoint Properties, LLC 1113 Murfreesboro Rd, Ste 106 #336 Franklin, TN 37064	Same	Map 072-13 Parcel 69

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Justin Hicks, Michael Garafola and William Wood ("Grantor"), do this day transfer, quit-claim and convey to PinPoint Properties, LLC, a Tennessee limited liability company ("Grantee") all of their right, title and interest in the property described herein below, being real property in Davidson County, Tennessee which is described as follows:

Being the Easterly 50 feet of Lot No. 96 on the plat of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office of Davidson County, Tennessee. Said part of Lot 96 fronts 50 feet on the Northerly side of McClurkan Avenue and runs back between parallel line with the Easterly margin of Trevecca Avenue, 155 feet to an alley.

Being the same property conveyed to Justin Hicks, married, Michael Garafola, married and William Wood, married, by deed of record in Instrument No. 20090715-0066229, Register's Office for Davidson County, Tennessee.

This was never the marital residence of any of the Grantors herein

Refer to Scrivener's Affidavit dated January 16, 2009 and recorded February 5, 2009 in Instrument Number 20090205-0009936, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1027 McClurkan Avenue, Nashville, Tennessee 37206.

William Ira Wood, III is one and the same person as William Wood.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6 day of January, 2010.

Justin Hicks

Michael Garafola

William Wood WIW III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kevin D. Montgomery, a Notary Public in and for said County and State, the within named, Justin Hicks, Michael Garafola and William Wood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2010.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011