This instrument prepared by:
Matthew Brothers, Esq.
2323 21st Avenue South, Suite 502
Nashville, Tennessee 37212
(615) 256-4838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO (0).

William J Clinard
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of OCTOBER, 2011.

Becky E Seul
Notary Public
My Commission Expires: 11/7/11

BECKY E. SEUL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110068061 DEEDQC
Recvd: 10/31/11 13:12 4 pgs
Fees:22.00 Taxes:0.00
20111031-0084472

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold Matthew Brothers, Esq. and Pepper & Brothers, PLLC, and their members and employees, harmless from any and all liability in connection herewith.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
William J. Clinard
Sally C. Clinard
522 & 524 4th Avenue South
Nashville, Tennessee 37210

SEND TAX BILLS TO:
William J. Clinard
Sally C. Clinard
522 & 524 4th Avenue South
Nashville, Tennessee 37210

MAP/PARCEL
93-10 446.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid by Grantees to Grantors, the receipt of which is hereby acknowledged, **Clinard Properties, L.L.C., Grantor,** by these presents, does hereby quitclaim and convey unto **William J. Clinard and wife, Sally C. Clinard,** as tenants by the entirety, their heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

BEING a part of Lots Nos. 3 and 4 on the Plan of R.B. Owens Lots of record in Book 18, Page 1, Register's Office for said County, described as follows:

BEGINNING at a point in the northeast margin of 4th Avenue South, formerly Cherry Street, said point being 50 feet south on the southeast intersection of said 4th Avenue South and a 12 foot alley and being the southwest corner of the property conveyed to F.H. Clinard, Jr. by deed of record in Book 5123, Page 772, Register's Office for said County; thence with the southeast line of Clinnard in a northeasterly direction 142 feet,

more or less, to a point, said point being the southeast corner of Clinard; thence in a northwesterly direction with the northeast line of Clinard 50 feet, more or less, to a point in the southeast margin of a 12-foot alley, said point being the northeast corner of Clinnard; thence in a northeasterly direction with said southeast line of said alley 54 feet, more or less, to a point in the southwest margin of a 12-foot alley; thence with said southwest margin of said alley in a southeasterly direction 91 feet 8 inches to a point in said alley, said point being the northeast corner of property conveyed to J.C. McCloud by deed of record in Book 5206, Page 899, said Register's Office; thence with said McCloud southeast line in a southwesterly direction 172 feet, more or less, to a point in the northeast margin of 4th Avenue South, said point being the northwest corner of McCloud; thence with the northeast margin of 4th Avenue South in a northwesterly direction 43 feet, more or less, to the point of beginning.

Being the same property conveyed to Clinard Properties, L.L.C., a Tennessee limited liability company, by Quitclaim Deed from Clinard Drive Shaft, Inc. of record at Instrument No. 20050211-0015975, Registers Office for Davidson County, Tennessee.

This is improved real property known as 524 4th Avenue South, Nashville, TN 37218.

WITNESS OUR HAND as of the date set forth below.

WITNESS OUR HAND this 27th day of October, 2011.

Grantor:

CLINARD PROPERTIES, LLC

By: William J. Clinard
William J. Clinard
Its: Member/Chief Manager

By: Sally C. Clinard
Sally C. Clinard
Its: Member/Secretary

AFFIDAVIT

William J. Clinard and Sally C. Clinard hereby swear and affirm that they are the only members of Clinard Properties, L.L.C., a Tennessee limited liability company, and that this real property has never been their principal marital residence.

William J. Clinard

Sally C. Clinard

Sworn and subscribed to me this 27th day of October, 2011.

Notary Public

My Commission Expires: 11/7/11

BECKY E. SEUL NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said State, William J. Clinard, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who upon his oath acknowledged that he is a member of and the Chief Manager of CLINARD PROPERTIES, L.L.C., the within named grantor, is duly authorized to execute this instrument on its behalf, and who acknowledged that he has executed the foregoing instrument on behalf of CLINARD PROPERTIES, L.L.C., for the purposes therein contained.

Witness My Hand this 27th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 11/7/11

BECKY E. SEUL NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said State, Sally C. Clinard, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who upon her oath acknowledged that she is a member of and the secretary of CLINARD PROPERTIES, L.L.C., the within named grantor, is duly authorized to execute this instrument on its behalf, and who acknowledged that she has executed the foregoing instrument on behalf of CLINARD PROPERTIES, L.L.C., for the purposes therein contained.

Witness My Hand this 27th day of October, 201

Becky E Seul
NOTARY PUBLIC

BECKY E. SEUL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/7/11