PICK-UP

BILL GARRETT, Davidson County
Trans:T20120002298 DEEDQC
Recvd: 01/10/12 14:03 3 pgs
Fees:17.00 Taxes:0.00
20120110-0002633

Quit Claim Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
John M. Drake, Affiant
Subscribed and sworn before me this the
10 Day of January, 2012.
Branch Weese, Deputy Register

This Instrument Was Prepared By:

The White Law Group
Quenton I. White, Esq.
942 Jefferson Street
Nashville, TN 3708

Name and Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
TAB Homebuilders, LLC	Same	08104019100
397 Cumberland Hills Dr.		08104019200
Hendersonville, TN 37075		08104019300
		08104026000
		08104019400
		08104019500

QUIT CLAIM DEED

THIS INSTRUMENT, made and entered into this 9th day of January, 2012, by and between Theodore Black II and Trenton Black (collectively referred to as "Grantor(s)") and TAB Homebuilders, LLC, (Grantee);

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS that Theodore Black II and Trenton Black (Hereinafter named Grantors) for and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, paid by the hereinafter named Grantees, cash in hand, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto TAB Homebuilders, LLC, (hereinafter named Grantee) its heirs and assigns, all of their rights, title and interests in a certain tract(s) or parcels of land in Davidson County, Tennessee, described as follows:

Land(s) located at 1825, 1827, 1829, 1831, 1833, 1835, 3rd Avenue North, Nashville, Davidson County, Tennessee, and legally described individually as follows:

TRACT ONE; 1825 3rd Ave N., Nashville, TN as Lot No. 48 on the Plan of McGavock's 56 Lots of record in Book 11, Page 393, Register' s office for Davidson County, Tennessee , being more particularly described as follows: Beginning at a point in the westerly margin of Third Avenue North, as widened, the southeast corner of the property conveyed to Perry Northcutt and wife by deed from Robert T. Thompson and wife, Altia Lee Thompson, of record in Book 2011, Page 33, said Registers Office; thence along his southerly line, westerly 165 feet to the easterly margin of an alley in the rear ; thence southerly along the said easterly margin of said alley, 50 feet to a point; thence northerly along the said margin of Third Avenue North, 50 feet to the point of beginning. Thus fronting 50 feet on the westerly margin of Third Avenue North, and extending back between parallel lines 165 feet to an alley.

TRACT TWO: 1827 3rd Avenue North, Nashville, TN 37208, LAND in Davidson County, Tennessee, being northerly 45 feet of Lot No. 48 and the southerly 5 feet of ;Pt Mp 49 in D. T. McGavock's Plan of

56 Lots in North Nashville, as of record in Book 11, page 393, Register's Office for Davidson County, Tennessee, being more particularly described as follows: BEGINNING at a point on the westerly margin of Third Avenue North, formerly College Street, running back 165 feet to an alley; thence northerly along the alley line 50 feet and eastwardly 165 feet to a point on Third Avenue North and southerly along the westerly margin on Third Avenue to the point of beginning.

TRACTS ONE AND TWO BEING the same property conveyed to Theodore Allan Black, II and Trenton Joseph Black from Cadence Bank, N.A. by Quit Claim Deed dated May 10, 2011, and recorded May 12, 2011 in instrument Number 20110512-0036501 via a previous conveyance to Cadence Bank, N.A. by Trustee's Deed from Michael B Schwegler, Successor Trustee, dated 8/16/10 and recorded 8/20/10 in instrument Number 20100820-0065897; Michael B. Schwegler was appointed as Successor Trustee by Appointment of Successor Trustee dated 7/9/10 and recorded 7/16/10 in Instrument Number 20100716-0055920 (pursuant to the terms of a Deed of Trust executed by John C. Jackson, Bruce Peebles and Lisa B. Peebles of record in Instrument Number 20070622-0074940); being part of the same property previously conveyed to Bruce W. Peebles and wife, Lisa B. Peebles and John C. Jackson by Warranty Deed from William J. Fudge and wife, Martha L. Fudge, dated 6/20/07 and recorded 6/22/07 in Instrument Number 20070622-0074939, Register's Office for Davidson County, Tennessee.

TRACT THREE: 1829 3RD Avenue North, Nashville, TN 37208. LAND in Davidson County, Tennessee, being part of Lot No. 49 as shown on the may entitled D. T. McGavock's Plan of 56 Lots in North Nashville, of record in Book 11, Page 393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. BEGINNING on the westerly margin of 3rd Avenue North at the northeast corner of the property conveyed to Robert T. Thompson and wife, by deed from Lurton Goodpasture, Trustee, of record in Book 1393, Page 125, said Register's Office; thence with the said Avenue, northwardly 50 feet; thence westwardly 165 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet to Thompson's' northwest corner; thence with Thompson's northerly line eastwardly 165 feet to the beginning.

TRACT FOUR: 1831 3RD Avenue North, Nashville, TN 37208. LAND in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 49, as shown on the map entitled D. T. McGavock's Plan of Lots in North Nashville, of record in Book 11, Page 393, Register's Office for said County. Said part of Lot No. 49 fronts 150dfeet on the westerly margin of 3rd Avenue North, and extends back between parallel lines 165 feet on the southerly margin of Coffee Street to an alley on the rear. Included in the above but expressly excluded for the purpose of describing this said Tract Four, are Lot 1 and Lot 2, as shown on revised plat of record in Instrument Number 20070814-0097045, Register's Office for Davidson County Tennessee, and also designated as Tract Five and Tract Six herein; leaving the remainder of the original 150 feet of Lot No 49, as shown on Plat of record in Book 11., Page 393, said Register's Office as being Tract Four herein, and also being described as "Parcel 192" as shown on the revised Plat of record in Instrument Number 20070814-0097045, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

TRACT FIVE: 1833 3RD Avenue North, Nashville, TN 37208. LAND in Davidson County, Tennessee, being Lot 2, Final Plat, Resubdivision of Part of Lot No. 49 on the Plat of D. T. McGavock's Plan of Lots in North Nashville of record in Book 11, Page 393, said Register's Office, as shown on revised plat of record in Instrument Number 20070814-0097045, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

TRACT SIX: 1835 3rd Avenue North, Nashville, TN 37208. LAND in Davidson County, Tennessee, being Lot 2, Final Plat, Resubdivision of Part of Lot No. 49 on the Plat of D. T. McGavock's Plan of Lots in North Nashville of record in Book 11, Page 393, said Register's Office, as shown on revised plat of record in Instrument Number 20070814-0097045, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

TRACTS THREE, FOUR, FIVE AND SIX BEING the same property conveyed to Theodore Allan Black, II and Trenton Joseph Black from Cadence Bank, N.A. by Quit Claim Deed dated May 10, 2011, and recorded May 12, 2011 in instrument Number 20110512-0036501 via a previous conveyance to Cadence Bank, N. A. by Trustee's Deed from Michael B. Schwegler, Successor Trustee, dated 8/16/10 and recorded 8/20/10 in Instrument Number 20100820-0065898; Michael B. Schwegler was appointed as Successor Trustee by Appointment of Successor Trustee dated 7/9/10 and recorded 7/16/10 in Instrument Number 20100716-0055919 (pursuant to the terms of a Deed of Trust executed by John C. Jackson, Bruce W Peebles and Lisa B. Peebles of record in Instrument Number 20070621-0073940); being part of the same property previously conveyed to John C. Jackson, a married person, Bruce W,. Peebles and wife, Lisa B. Peebles by Warranty Deed from Frank Wilk, Jr., dated 6/20/07 and recorded 6/21/07 in Instrument Number 20070621-0073939, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the properties.

This is unimproved property known as: 1825, 1827, 1829, 1831, 1833, 1835, 3rd Avenue North, Nashville, TN.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

Grantor:

THEODORE A. BLACK II

Grantor:

TRENTON J. BLACK

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Mark Mason, of the State and County aforesaid, personally appeared Theodore A. Black II, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS our hands and seal this 2nd day of Jan, 2012.

Notary Public

My Commission Expires: 2/17/14

MARK A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Mark Mason, of the State and County aforesaid, personally appeared Trenton J. Black, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS our hands and seal this 2nd day of Jan, 2012.

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My Commission Expires: 2/17/14

MARK A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY