THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30685** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 24th day of September, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

QUITCLAIM DEED

Address New Owner: Elmwood Partners, a Tennessee general partnership 1204 Elmwood Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105 130 10200

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John E. Hartridge , , ("Grantor"), does hereby quitclaim, transfer and convey unto Elmwood Partners, a Tennessee general partnership, , ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1204 Elmwood Avenue, Nashville, TN, 37212.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120072554 DEEDQC
Recvd: 09/26/12 11:03 3 pgs
Fees:17.00 Taxes:0.00

20120926-0087507

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2012.

John E. Hartridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Hartridge, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2012.

Notary Public

My Commission Expires:

GERALD C. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 80 feet of part of Lot No. 11 and the westerly 80 feet of Lot No. 12 on the Belmont Land Company's Plat, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, as more particularly described according to a survey dated July 7, 2012, by Phillip E. Holmes, Jr., TN RLS No. 1728, Volunteer Land Surveying Services, P. O. Box 368, Lebanon, TN 37088, as follows:

Beginning at an iron pin in the northerly margin of Elmwood Avenue at the intersection of easterly margin o f Alley #428; thence North 00 degrees 17 minutes 09 seconds East 142.82 feet to an iron pin; thence North 89 degrees 04 minutes 04 seconds East 80.00 feet to an iron pin; thence South 00 degrees 17 minutes 09 seconds West 142.82 feet to an iron pin; thence South 89 degrees 04 minutes 04 seconds West 80.00 feet to the point of beginning, containing 0.262 acres.

Being the same property conveyed to John E. Hartridge by deed dated June 18, 2002 from Robert H. Cummings, Jr. and wife, Maria B. Cummings, of record in Instrument No. 20020618-0073813, Register's Office for Davidson County, Tennessee.