This Instrument Was Prepared By:
William Davis, Attorney, P.C.
219 Ward Circle, Ste 5
Brentwood, TN 37027

QUITCLAIM DEED

FROM: ROBERT FLETCHER LANCE

TO: NIWOT PARTNERS, LLC

BILL GARRETT, Davidson County
Trans:T20130005194 DEEDQC
Recvd: 01/18/13 09:43 3 pgs
Fees:17.00 Taxes:0.00
20130118-0006156

Send Tax Bill To:
New Owner
NIWOT Partners, LLC
405 Westview Ave.
Nashville, TN 37205

Map & Parcel: 091 07 0 126.00 & Map & Parcel 091 06 0 288.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2013.

Notary Public
My Commission Expires: 12/27/16

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, ROBERT FLETCHER LANCE, Grantor, do hereby quitclaim, and by these presents do transfer and convey all my right, title, and interest unto NIWOT PARTNERS, LLC, Grantee, in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A"
Legal Descriptions

This is property known as: 5201 Tennessee Ave., Nashville, TN 37209
5609 Tennessee Ave., Nashville, TN 37209

This instrument has been prepared without the benefit of a current examination of title, at the instruction of Grantor and Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of January, 2013.

Robert Fletcher Lance

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Fletcher Lance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of January, 2013.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires 12/27/16

Exhibit "A"
Legal Description

Tract 1:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: Land in Davidson County, Tennessee being Lot Number 1102 and the easterly part of Lot Number 1104 of Block Number 174 on the plan of No. 1 west Nashville of record in Book 57, Page 74, Register's Office for Davidson County, Tennessee. Said Lot Number 1102 and easterly part of Lot Number 1104 front together 45 feet on the southerly side of Tennessee Avenue and runs back between parallel lines with the westerly margin of 52nd Avenue north, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to Robert Fletcher Lance by Deed from Fannie Mae A/K/A Federal National Mortgage Association effective date 08/31/2011 and filed for record 09/07/2011 in Instrument 20110907-0069276, Register's Office for Davidson County, Tennessee.

Map & Parcel: 091-07-0-126.00

Commonly known as: 5201 Tennessee Ave., Nashville, TN 37209

Tract 2:

Being Lots No. 1514 and 1516 of Block No. 202 on the Map showing Extensions of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete and detailed description. Said Lots No. 1514 and 1516 front together 50 feet on the Southerly side of Tennessee Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert Fletcher Lance, married, by Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development effective 10/16/2007 and filed for record 10/18/2007 in Instrument 20071018-0123598, Register's Office for Davidson County, Tennessee.

Map & Parcel: 091-06-0-288.00

Commonly known as: 5609 Tennessee Ave., Nashville, TN 37209