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

QUITCLAIM DEED

FROM: ROBERT FLETCHER LANCE, JR.

TO: NIWOT PARTNERS, LLC

BILL GARRETT, Davidson County
Trans:T20130005194 DEEDQC
Recvd: 01/18/13 09:44 2 pgs
Fees:12.00 Taxes:0.00
20130118-0006157

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

Map & Parcel: 091-07-0-290

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, JR., 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows; to wit: Being Lots Nos. 1113 and 1115, Block 168, on the Plan of West Nashville No.1, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1113 and 1115 adjoin and front 50 feet on the north side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Fletcher, Lance, Jr. by Deed from Michael B. Schwegler, Successor Trustee, dated 11/09/2011 and filed for record 11/10/2011 in Instrument 20111110-0088194, Register's Office for Davidson County, Tennessee.

Map & Parcel: 091-07-0-290

Commonly known as: 5206 Michigan 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, Jr.

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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, Jr., 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