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
20130118-0006158

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

Map & Parcel: 132-10-0-013.00

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, 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:

Land in Davidson County, Tennessee, being in the 7th, formerly the 11th, Civil District, being part of Lot 18 as shown on the Plan of Oakhill Subdivision of record in Book 547, Page 49, Register's office for Davidson County, Tennessee and more particularly described as follows:

Beginning in the northerly margin of Battery Lane at the southeast corner of the property conveyed to C. Andrew Ellner by Anne S. Benedict by deed of record in Book 1677, Page 247, Register's Office for said County; thence north 2 degrees 45 minutes east 506 feet to an iron pin; thence south 70 degrees 30 minutes east 135 feet to an iron pin; thence south 2 degrees 45 minutes west 506 feet to an iron pin in the north margin of Battery Lane; thence with said margin of said Lane westwardly 135 feet to the point of beginning.

Being the same property conveyed to Robert Fletcher Lance, Jr. by Warranty Deed from Joseph T. Phillips, Substitute Trustee, dated 10/03/2003 and filed for record 10/07/2003 in Instrument 20031007-0148248, Register's Office for Davidson County, Tennessee.

Map & Parcel: 132-10-0-013.00

Commonly known as: 868 Battery Lane, Nashville, TN 37220

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