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

QUITCLAIM DEED

FROM: RICHARD FLETCHER LANCE

TO: NIWOT PARTNERS, LLC

BILL GARRETT, Davidson County
Trans:T20130005194 DEEDQC
Recvd: 01/18/13 09:46 2 pgs
Fees:12.00 Taxes:0.00
20130118-0006161

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

Map & Parcel: 091-07-0-003.00

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, RICHARD 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:

All those certain parcels of land situated in the County of Davidson, State of Tennessee, described as follows:

Being Lot No. 1223 and the westerly 15 feet of Lot Number 1121, Block 39, Plan 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 50 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines, Lot No. 1223 running back along the east margin of 54th Ave. North, 150 feet to an alley.

Being the same property as conveyed from Richard Fletcher Lance by Deed from Federal Home Loan Mortgage Corporation, dated 09/12/2012 and filed for record 09/18/2012 in Instrument 20120918-0084762, Register's Office for Davidson County, Tennessee.

Map & Parcel: 091-07-0-003.00

Commonly known as: 5310 Pennsylvania Ave., Nashville, TN 37209-1433

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.

Richard 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 Richard 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