THIS INSTRUMENT PREPARED BY:
MORGAN & AKINS, PLLC
2000 Richard Jones Road
Suite 260
Nashville, TN 37215
(615) 829-5995

BILL GARRETT, Davidson County
Trans:T20130055087 DEEDQC
Recvd: 06/28/13 13:05 2 pgs
Fees:12.00 Taxes:0.00

20130628-0066834

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public

My Commission Expires: 9/9/14

LAUREN B. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 9, 2014

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
2111 11th Ave. South Nashville, TN 37204	New Owners	105-13-192

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Re-Gen Development, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Andrew Scott Douglas and Mary Margaret Douglas , husband and wife, their heirs and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of the residence Lot on the plan of the McAllister Property as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Being the North 56 Feet of Lot A on the unrecorded map of the subdivision of the easterly part of the block on which is located the McAllister residence, described according to the survey made by Eric Drake, County Surveyor, dated August 7, 1930.

Said Lot begins on the west margin of the 11th Avenue South (formerly Bertie Avenue) at a point 214 feet of the northerly margin of Lawrence Avenue, said point being the northeasterly corner of the property conveyed to Solman Winstead and wife by deed from Bessie L. Johnson, Et Vir. of record in Book 1179, page 11, register's office for Davidson County, Tennessee; thence with the westerly margin of 11th avenue south, northerly 58 feet to the southeasterly corner of Lot B; thence with the line between the said two lots, westerly 218 feet to the easterly margin of an alley; thence with said alley 58 feet southerly to a point 50 feet north of the northerly margin of another alley; thence easterly 218 feet, more or less, to the beginning.

Being the same property conveyed to Re-Gen Development, LLC by Warranty Deed from Champ Holdings, LLC, dated May 4, 2012 of record in Instrument No. 20120508-0039884, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

This is improved property and may be known as 2111 11th Avenue South in Nashville, Tennessee 37204.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2013.

Re-Gen Development, LLC
By: Andrew S. Douglas
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, personally appeared Andrew S. Douglas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself ato be the sole member of the within named bargainor, a Tennessee limited liability company, and that he acting as such member, executed the foregoing instrument for the purposes therein contained by signing the said Re-Gen Development, LLC as such member.

Witness my hand and official seal at office, this 28th day of June, 2013

Notary Public

My Commission Expires: 9/9/14

LAUREN B. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 9, 2014