BILL GARRETT, Davidson County
Trans:T20130056321 DEEDQC
Recvd: 07/02/13 14:02 3 pgs
Fees:17.00 Taxes:0.00
20130702-0068397

This instrument prepared by
Kevin D. Montgomery, Attorney
Hardeman & Montgomery
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

QUITCLAIM DEED

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Matthew Eads **4613 General Lowrey Drive** **Nashville, TN 37215**	**130-40-46 & 130-40-113**	**Same**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Eads and Patricia Mae Holscher**, individual residents of the State of Tennessee, (collectively, the "Grantor") have bargained and sold, and by these presents transfer, release, relinquish, quitclaim and convey unto **4309 Sneed Partners, a Tennessee general partnership** (the "Grantee"), Grantee's successors and assigns, in all of Grantor's right, title and interest in and to certain land situated within Davidson County, Tennessee, and being more particularly described on Exhibit "A" hereto.

This is improved property located at 4309 A & B Sneed Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This instrument was prepared from information supplied by the parties. No title examination, survey or settlement has been performed or examined by the preparer, and the preparer shall not be responsible for any matter that could have been resolved by same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 26 day of June 2013.

Matthew B. Eads

Matthew B. Eads

Patricia Mae Holscher

Patricia Mae Holscher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Republic of the state and county aforementioned, personally appeared Matthew B. Eads and Patricia Mae Holscher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, who executed the foregoing instrument for the purpose therein.

Witness my hand and seal, at office, this 26 day of June 2013.

Delsa J. Carter

NOTARY PUBLIC

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 12-06-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $-0-.

Matthew B. Eads

Affiant

Subscribed and sworn to before me,
this 26 day of June 2013.

Delsa J. Carter

NOTARY PUBLIC

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 12-06-2016

{00329978.1}

EXHIBIT "A"

Being Lot No.'s 1 and lot 2 of the Subdivision of Part of Lots 7 and 8 Belle Meade Annex of record in Plat at Instrument No. 20130612-0059811, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew B. Eads and Patricia Mae Holscher by Quitclaim Deed from William L. Norton, III, Executor of the Estate of June G. Lakoff of record in Instrument No. 20130227-0019405, said Register's office and by Quitclaim Deed of Record in Instrument No. 20130227-0019406, said Register's office for Davidson County, Tennessee.