BILL GARRETT, Davidson County
Trans:T20130072005 DEEDQC
Recvd: 08/20/13 15:14 2 pgs
Fees:12.00 Taxes:0.00
20130820-0087856

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
D221, LLC 521 8th Ave. South, Suite 103 Nashville, TN 37203	Same	061-15-0-300.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Harlan Dodson, Trustee of the **D218 LAND TRUST** with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **D221, LLC**, its successors, heirs, and assigns, with full power to mortgage, sell, transfer or convey. The real estate is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE MAP OF THE SUBDIVISION OF MAPLEWOOD HOME TRACT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 35 FRONTS 100 FEET ON THE EASTERLY SIDE OF BAXTER ST. (AVE.) AND RUNS BACK BETWEEN PARALLEL LINES 225 FEET TO A DEAD LINE.

BEING the same property conveyed to Harlan Dodson, Trustee of the D218 Land Trust with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Warranty Deed from Christina Buckelew, married, of record in Instrument No. 20130328-0030299, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 20th day of August, 2013.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires September 23, 2014

This is improved property, known as 3804 Baxter Ave, Nashville, Tennessee 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 20th day of August, 2013.

D218 LAND TRUST

By: HARLAN DODSON, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **HARLAN DODSON**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the Trustee of the **D218 LAND TRUST**, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said **D218 LAND TRUST**.

Witness my hand and official seal this 20th day of August, 2013.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires September 23, 2014