BILL GARRETT, Davidson County
Trans:T20130088206 DEEDQC
Recvd: 10/11/13 14:40 2 pgs
Fees:12.00 Taxes:0.00
20131011-0106978

PREPARED BY:
Bryan D. Spicer, Attorney
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 9th, day of October, 2013.

Notary Public:
My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

ADDRESS OF NEW OWNER:
Thomas J. Brown
720 Boscobel Street
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-12-0-302.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Park Place Construction, LLC**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Thomas J. Brown and Heinro Van Zyl**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of J S Williams Addition, Edgefield, of record in Book 21, page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas J. Brown by Warranty Deed from Jack D. Rainey and Tedda Jo Wells and Rhonda Lynn Mason, dated June 15, 2006, of record in Instrument No. 20060619-0072662, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Park Place Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Thomas J. Brown, dated May 30, 2007, of record in Instrument No. 20070531-0064746, Register's Office for Davidson County, Tennessee.

This is improved property known as: 719 Boscobel Street, Nashville, TN 37206

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 9th day of October, 2013.

Park Place Construction, LLC

By Thomas J. Brown, its Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. Brown, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Members of Park Place Construction, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Park Place Construction, LLC, as Member.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of October, 2013.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016