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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130099591 DEEDQC
Recvd: 11/25/13 10:15 2 pgs
Fees:12.00 Taxes:0.00
20131125-0120784

QUITCLAIM DEED

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SJB Partners, LLC 2209 Crestmoor Rd., Ste. 100, Nashville, TN 37215	**103-16-J-1CO & 103-16-J-2CO**	**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, **SJB Partners, a Tennessee general partnership**, individual resident of the State of Tennessee, (collectively, the "Grantor") has bargained and sold, and by these presents transfer, release, relinquish, quitclaim and convey unto **SJB Partners, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title and interest in and to certain land situated within Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Units A and B of Cherokee Glen, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Cherokee Glen, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070206-0015782, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cherokee Glen, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070206-0015782, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to SJB Partners by Warranty Deed from Edith M. Thornton dated January 15, 2007 of record in Instrument No. 20070117-0006793, said Register's Office. Affidavits of record in Instrument No. 20070530-0064134, Instrument No. 20070612-0070502 and Instrument No. 20070905-0106623, said Register's Office.

This is improved property located at 103 A & B Cherokee Rd., Nashville, TN 37205.

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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 22ND day of November, 2013.

Steve Church, Partner

Bryan Church, Partner

Jason Keckley, Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Steve Church, Bryan Church and Jason Keckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of SJB Partners, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and seal, at office, this 22ND day of November, 2013.

NOTARY PUBLIC

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Subscribed and sworn to before me,
this 22 day of November, 2013.

NOTARY PUBLIC

My Commission Expires: