THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203-A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. J. Adin Lara Affiant Subscribed and sworn to before me, this 29th day of November, 2013. Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: KG Partners 4728 Benton Smith Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117-02-231

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, **James Adin Lara** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **KG Partners**, its heirs and assigns all of his 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 Lot No. 2-B on the plan of Zone Lot Division of Lots 1 and 2 , Resubdivision of Lot 14, Sharondale of record in Book 6050, Page 238, Zone Lot Division contained in Book 6900, Page 30, Register's Office for said county.

Said Lot No. 2-B fronts 25.0 feet on the northeasterly margin of Sharondale Drive and extends back 305.28 feet on the southeasterly line and 307.42 feet on the northwesterly line to a dead line in the rear, measuring 24.94 feet thereon. Together with and subject to as an appurtenance thereto a Joint Driveway Agreement of record in Book 6985, Page 875, said Register's Office.

Being the same property conveyed by Quitclaim Deed from James Adin Lara and spouse, Kristin S. Lara to KG Partners of record in Instrument No. 20081117-0113454, Register's Office for Davidson County, Tennessee; and conveyed by Quitclaim Deed from KG Partners to James Adin Lara, of record in Instrument No. 20131024-0110664, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130101700 DEEDQC
Recvd: 12/04/13 09:06 2 pgs
Fees:12.00 Taxes:0.00
20131204-0123377

This is improved property known as 2304 Sharondale Drive, Nashville, TN 37215.

And Grantor covenants that it 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 for any unpaid mortgage liens, current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

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 29TH day of November, 2013.

J. Adin Lara

James Adin Lara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Adin Lara, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29TH day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014