BILL GARRETT, Davidson County
Trans:T20130102701 DEEDQC
Recvd: 12/06/13 14:56 2 pgs
Fees:12.00 Taxes:0.00
20131206-0124539

THIS INSTRUMENT PREPARED BY:
Peter C. Robison. Esq.
Cornelius & Collins, LLP
511 Union Avenue, Suite 1500
P. O. Box 190695
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Stallworth Development Company, LLC 322 Hermitage Avenue Nashville, TN 37210	Same	094-09-0-090.00 & 094-09-0-096.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me this 4 day of Dec, 2013.

BRIANNE RUSHING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Brianne Rushing
Notary Public
My Commission Expires: 5-20-14

FOR AND IN CONSIDERATION OF consolidating Parcel Numbers 094-09-0-090.00 and 090-09-0-096.00 into one parcel of land and for no other purpose, Grantor **Stallworth Development Company, LLC**, by these presents, does hereby quitclaim and convey to Grantee, **Stallworth Development Company, LLC**, its successors and assigns, all of its rights, title, and interest in a certain tract and parcel of land, described as follows, and on the conditions herein stated, to wit:

Lot Nos. 1 and 2 of Ragan Subdivision, as of record in Instrument No. 20071011-0120928, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, to which plat voids, vacates and supersedes Lot 2 on the Final Plat of Re-subdivision as recorded in Instrument No. 20021223-0157905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stallworth Development Company, LLC by Special Warranty Deed from William H. Ragan and wife, Charlotte J. Ragan, of record in Instrument No. 20110303-0017284, dated March 15, 2011, Register's Office for Davidson County, Tennessee. Said property was conveyed to William H. Ragan and wife, Charlotte J. Ragan by Warranty Deed from David C. Watkins, Jr. and wife, Karen R. Watkins, of record in Instrument No. 20070514-0057698, dated May 11, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20071011-0120928, Register's Office for DAVIDSON County, Tennessee, Maintenance Agreement for Storm Water Management Facilities contained in an instrument of record in Instrument No. 20070830-0103992, Register's Office for Davidson County, Tennessee. Sewer, Drainage and Water Main Easement of record in Instrument No. 20070830-0104079, Register's Office for DAVIDSON County, Tennessee. Easements set forth of record in Book 4300, Page 122 and Instrument No. 20010815-0088381, Register's Office for DAVIDSON County, Tennessee. All matters of record in Plat Book 4300, Page 122 and Plat Book 45, Page 575, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This is improved property known as 322 & 326 Hermitage Avenue, Nashville, TN 37210 and this conveyance is subject to all of the above-listed and all easements, restrictive covenants and any other matters which might affect the property, Grantor's intent being only to convey the interest in the property described herein for the purpose of consolidating Parcels 094-09-0-090.00 and 094-09-0-096.00 into one parcel of land.

IN WITNESS WHEREOF, Grantor has set its hand this 4 day of December, 2013.

Stallworth Development Company, LLC

By: _____
John Stallworth, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Brianne Rushing, a Notary Public in and for said State and County, personally appeared **John Stallworth**, Managing Member for **Stallworth Development Company, LLC**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing partner of the bargainor and is authorized by the bargainor to execute this instrument on behalf of the bargainor.

Witness my hand and seal at office in Nashville, Tennessee, this 4 day of December, 2013.

BRIANNE RUSHING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

_____
NOTARY PUBLIC
My Commission Expires: 5-20-14