BILL GARRETT, Davidson County
Trans:T20140006757 DEEDQC
Recvd: 01/29/14 13:59 1 pgs
Fees:12.00 Taxes:0.00
20140129-0008189

MAIL

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S. 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Richland South, LLC	**Same as Owner**	**93-10-120.00**
405 Hope Avenue		
Franklin, TN 37064		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Robert L. Scruggs, Trustee** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Richland South, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being in the 2nd, formerly the 13th Ward of City of Nashville, and being the northerly one-half Lot No. 27 on the Plan of Campbell's South Nashville Lots, as of record in Book "U" pages 682 and 683, Register's Office for Davidson County, Tennessee, and being Lot "A" on the Plan of the subdivision of said Lot No. 27, as of record in Minute Book "A" page 18, Chancery Court of Nashville, Tennessee.

Said Lot "A" fronts 30 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines, 138 feet to an alley.

Being the same property conveyed to Robert L. Scruggs, Trustee by Warranty Deed from James Thomas Edward Family, LLC and Anne Edwards, filed for record on April 30, 2013 in Instrument No. 20130430-0042805, Register's Office for Davidson County, Tennessee..

This is improved property known as 705 3rd Avenue South, Nashville, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of January, 2014.

Robert L. Scruggs, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

Witness my hand and official seal this the 16th day of January, 2014.

NOTARY PUBLIC

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

My Commission Expires: 5-2-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **-0-**.

(Affiant)

Subscribed and sworn to before me, this 16th day of January, 2014.

NOTARY PUBLIC

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

My Commission Expires: 5-2-2016