This instrument prepared by:
Douglas S. Hale
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231 Public Square, Suite 321
Franklin, Tennessee 37064

BILL GARRETT, Davidson County
Trans:T20140009751 DEEDQC
Recvd: 02/11/14 10:26 3 pgs
Fees:17.00 Taxes:0.00
20140211-0011940

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Battlefield Townhome Cottages, LLC 256 Chester Stevens Road Franklin, Tennessee 37067	Same	117-8-241

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JAMES M. JACANIN,** (hereinafter called "**GRANTOR**"), hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **BATTLEFIELD TOWNHOME COTTAGES, LLC,** a Tennessee limited liability company (hereinafter called the "**GRANTEE**"), its successors and assigns, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH HEREIN VERBATIM.

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

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This is unimproved property known as 1228 Battlefield, Nashville, Tennessee 37215.

WITNESS, the hand of the undersigned this 11th day of February, 2014, in Franklin, Tennessee.

JAMES M. JACANIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, James M. Jacanin, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 11th day of February, 2014 in Franklin, Tennessee.

LaRhonda H. Maxey
Notary Public

My Commission Expires: 12-6-2016



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 11th day of February, 2014.

LaRhonda H. Maxey
Notary Public

My Commission Expires: 12-6-2016



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 19, and Easterly 20 feet of Lot No. 18, on the Plan of Galecrest Subdivision No. 2, Block "G", as shown on plat of record in Plat Book 1424, page 19 in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 and part of Lot No. 18 adjoin and front together 90.0 feet on the Northerly margin of Battlefield Drive, and run back parallel lines 180.0 feet to the Southerly margin of the right-of-way of the Tennessee Central Railroad.

Less and except the following portion of property conveyed to the State of Tennessee, by Deed of record in Book 4784, page 594, as follows:

Beginning at the point of intersection of the South right-of-way of the Tennessee Central Railroad and the East boundary of this property, and said point being Westwardly 547 feet along the said right-of-way from the West margin of Granny White Pike; thence along the said East boundary South 0 degrees 14 feet East 37.4 feet to a point; thence North 87 Deg. 57 feet West 90.1 feet to a point; thence North 0 Deg. 14 feet West 33.7 feet to a point in the said right-of-way; thence along the said right-of-way North 89 Deg. 46 feet East 90.0 feet to the point of beginning and containing 3,195 square feet.

Being the same property conveyed to James M. Jacanin, married, by Warranty Deed from Carrie M. Baker Floyd, married, of record in Instrument No. 20131216-0126886, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

Property described being the James M. Jacanin property, Lot 19 and the easterly 20 feet of Lot 18, Galecrest Number 2, Block "G" as of record in Plat Book 1424, Page 19, Instrument Number 20131216-0126886, Register's Office for Davidson County, Tennessee, lying north of Battlefield Drive and west of Granny White Pike, being more particularly described as follows:

Beginning at a ½ inch iron pin, (set), capped and stamped "Arrowhead #1859", herein after, iron pin, (set); said pin being the southwest corner, of the east twenty feet, of Lot 18 and the southwest corner of the herein described tract; thence with the east boundary of said twenty foot strip, North 05° 33' 00" West, a distance of 146.30 feet to an iron pin, (set), in the southerly boundary, right of way, for I-440 as of record in Deed Book 4784, Page 594 and the north west corner of the herein described tract; thence with the southerly of said I-440 and the north boundary of the east twenty feet of Lot 18, and Lot 19, North 86° 48' 24" East, a distance of 89.98 feet to an iron pin (set), said pin being a common corner for Lot 19 and Lot 20; thence with the common boundary of Lots 19 and Lot 20, South 05° 33' 00" East, a distance of 142.60 feet to an iron pin, (set), said pin being a common corner for Lot 19 and Lot 20; thence with the south boundary of said Lot 19 and the east twenty feet of Lot 18, South 84° 27' 00" West, a distance of 89.90 feet to the Point of Beginning and containing 12,986.06 square feet, 0.30 acres, more or less according to a survey by Arrowhead Survey, 4154 Old Hillsboro Road, Franklin, Tennessee, 37064.