BILL GARRETT, Davidson County
Trans:T20140011494 DEEDQC
Recvd: 02/19/14 08:29 4 pgs
Fees:22.00 Taxes:0.00
20140219-0014038

**PREPARED BY:**
Bryan D. Spicer, Attorney
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration is $0.00

Affiant:

Subscribed and sworn before me, this the 13th, day of February, 2014.

Notary Public:

My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

**ADDRESS OF NEW OWNER: SEND TAX BILLS TO:**
Max Khazanov — New Owner
3608 Benham Avenue
Nashville, TN 37215

**MAP/PARCEL:**
092-07-0-098.00
092-07-0-406.00
092-10-0-223.00
092-06-0-546.00
092-05-0-260.00
092-07-0-244.00
092-06-0-540.00
092-05-0-307.00

# QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Desperado Properties, LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Max Khazanov**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

PARCEL ONE:

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 33, Lot No. 34, and Lot No. 35 on the Plat of John Langham's Addition, as of record in Book 57, page 91, Register's Office Davidson County, Tennessee.

Said Lot 33 fronts 50 feet on the northerly side of Herman Street and runs back 160.6 feet on the westerly line and 160.6 feet, more or less, on the easterly line to an alley, measuring 50 feet thereon.

Said Lot 34 fronts 50 feet on the north side of Herman Street and runs back between parallel lines 160 feet more or less to an alley in the rear.

Being the same property conveyed to Desperado Properties, LLC, by Warranty Deed from Penney D. Smith, dated May 21, 2013, of record in Instrument No. 20130523-0052300; to Desperado Properties, LLC, by Warranty Deed from Donna Williams Valentine, dated May 20, 2013, of record in Instrument No. 20130523-0052301; and to Desperado Properties, LLC, by Warranty Deed from Franklin A. Williams, dated May 21, 2013, of record in Instrument No. 20130523-0052302, all in the Register's Office for Davidson County, Tennessee. These deeds were corrected by two (2) Scrivener's Affidavits of record in Instrument No. 20130710-0071342 and Instrument No. 20130806-0082124, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "A" on the Map of M.B. and M.S. Pilcher's Re-Subdivision of the Barrow Lands of record in Book 57, page 91, Register's Office for

Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly side of Torbett Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Desperado Properties, LLC, by Warranty Deed from Evolutions Transitional Living f/k/a Evolutions Recovery House, dated August 15, 2013, of record in Instrument No. 20130819-0086830, Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 2, on the Plan of J. W. Turner's Subdivision of Lot No. 21 Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for said County.

Said part of Lot No. 2 fronts 50 feet on the westerly side of 27 Avenue formerly Lena Avenue, and extends back between parallel lines 136 feet, more or less, to the easterly line of the property conveyed to Sallie King by deed from H. Gibson and wife, of record in Book 1081, page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Desperado Properties, LLC, by Warranty Deed from Kasim Barnes, dated June 7, 2013, of record in Instrument No. 20130624-0064293, Register's Office for Davidson County, Tennessee.

PARCEL FOUR:

Land located in Davidson County, Tennessee, Being all of Lot No. 105 on the Plan of College Hill Subdivision, Section 4, according to plat and survey of same appearing of record in Book 2330, page 31, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Desperado Properties, LLC, by Warranty Deed from Brian Slack and Lois Slack, husband and wife, dated May 15, 2013, of record in Instrument No. 20130522-0051716, Register's Office for Davidson County, Tennessee.

PARCEL FIVE:

The following described property located in Davidson County, Tennessee, to-wit:

The Easterly 50 feet of Lot No. 7 on the Plan of Subdivision of Lots 8, 9, and 10, Boyd McNairy Tract, of record in Book 21, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 7 fronts 50 feet on the Southerly side of Booker, formerly Harding Street, and extends back 193 feet, more or less, on the Westerly line to the Northerly side of an alley, measuring 50 feet.

Being the same property conveyed to Desperado Properties, LLC, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated February 5, 2013, of record in Instrument No. 20130208-0013290, Register's Office for Davidson County, Tennessee.

PARCEL SIX:

Land in Davidson County, Tennessee, being the southerly 34.6 feet of Lot No. 25 and the northerly 12 feet of Lot No. 24 on the Plan of Roth's Subdivision of Lot No. 22, Boyd's McNairy Addition of Nashville as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 46.6 feet on the easterly side of 27th Avenue North and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed to JC & Y Group, LLC, a New Jersey Limited Liability Company, by Warranty Deed from Leland D. Watts, married, dated April 28, 2005, of record in Instrument No. 20050429-0048016, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Desperado Properties LLC, by Warranty Deed from JC & Y Group, LLC, dated February 4, 2013, of record in Instrument No. 20130207-0012665 and as corrected in Instrument No. 20140212-0012610, Register's Office for Davidson County, Tennessee.

PARCEL SEVEN:

Land in Davidson County, Tennessee, Being the westerly 33 feet of Lot No. 67 on the plan of GE Jackson's subdivision of the Marable Tract of record in Book 161, page 86, Register's Office for Davidson County, Tennessee, described as follows: Said part of Lot No. 67 fronts 33 feet on the southerly side of Clifton Pike and runs back between parallel lines 150 feet to an alley; to which plan preference is hereby made for a more complete description.

Being the same property conveyed to Desperado Properties, LLC, by Warranty Deed from William B. Slack, a married man, dated May 15, 2013, of record in Instrument No. 20130522-0051704, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2122 Herman Street, Nashville, TN 37208
2702 Torbett Street, Nashville, TN 37209
703 27th Avenue N., Nashville, TN 37208
3302 Clifton Avenue, Nashville, TN 37209
2323 Booker Street, Nashville, TN 37208
706 Lena Street, Nashville, TN 37208
3009 Clifton Avenue, Nashville, TN 37209

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.

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

IN WITNESS WHEREOF, this document was executed this 13th day of February, 2014.

Desperado Properties, LLC

By: Max Khazanov, its Member

By: John Eldridge, its Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Max Khazanov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Desperado Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Desperado Properties, LLC, as Member.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John Eldridge, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Desperado Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Desperado Properties, LLC, as Member.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2014.

Notary Public

My Commission Expires:

