THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203-A** **Nashville, Tennessee 37215** BILL GARRETT, Davidson County Trans:T20140032420 DEEDQC Recvd: 05/09/14 15:23 2 pgs Fees:12.00 Taxes:0.00 20140509-0040015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30 day of April, 2014. 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: James Adin Lara 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, **KG Partners** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **James Adin Lara and Robert Tate McDaniel, Jr., as Tenants in Common**, their heirs and assigns all of its 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 to KG Partners of record in Instrument No. 20131204-0123377, Register's Office for Davidson County, Tennessee.

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

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 ___ day of April, 2014.

James Adin Lara, Partner

Robert Tate McDaniel, Jr., Partner

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 and Robert Tate McDaniel, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Partners of KG Partners and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of April, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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