THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20140043666 DEEDQC
Recvd: 06/19/14 15:57 2 pgs
Fees:12.00 Taxes:0.00
20140619-0053816

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel Nos:
Daniel B. DePriest 7044 Wild Iris Drive Nashville, TN 37221	New Owners	07114006600 and 07114006700

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **J Austin, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **Daniel B. DePriest and Anne Z. DePriest, husband and wife**, their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Tract I:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron spike in the center of Whites Creek Pike at the southwest corner of Lot No. 2 of the Gibson Lands, a plan of which is of record in Minute Book "P", Page 679, of the office of the County Clerk for said County, being J. C. Willis' southwest corner; thence along the west line of Lot No. 2 of said Gibson Land, and along an old fence line, north 3 1/2 deg. east 175.9 feet to a stake in said fence line thence at right angles north 86 1/2 deg. West 43.2 feet to an iron pin which is 9.5 feet east of old fence line; thence south 12 deg. 12' west, passing the southwest corner of a porch of a house located on the property in question parallel to said old fence lien and 9.5 feet east of the same, 142 feet to an iron spike in the center line of Whites Creek Pike, said spike being 11 feet east of the southeast corner of the Mary A. Blanchard lot; thence with the center line of said pike, southeasterly 64 feet to the point of beginning.

TRACT II:

Land situated and lying in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, and bounded as follows: On the south by the Whites Creek Turnpike, on the West by James Binder, on the East by James M. Willis, and running back north to an alley.

Tracts I and II being the same property conveyed to Howard R. Strickland and wife, Helen J. Strickland, by Warranty Deed from Warner J. Lewis and wife, Louise Lewis, of record in Book 10372, Page 446, Register's Office for Davidson County, Tennessee, dated August 15, 1995, and recorded on March 7, 1997; and

Being the same property conveyed to J Austin, LLC, by Warranty Deed from McLean Stinson, unmarried, of record in Instrument Number 20140218-0013348, Register's Office for Davidson County, Tennessee, dated February 12, 2014, and recorded on February 18, 2014; and

Being the same property conveyed to McLean Stinson by Quitclaim Deed from McLean Stinson, member of Thach Services, LLC, of record in Instrument Number 20130410-0035424, Register's Office for Davidson County, Tennessee, dated April 10, 2013, and recorded on April 10, 2013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 30th day of May, 2014.

Affiant

My commission expires: 7.3.17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Witness our hand this 30TH day of May, 2014, the corporate party, company, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J Austin, LLC

Daniel B. DePriest, President/Member

Anne Z. DePriest, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel B. DePriest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President/Member of J Austin, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30TH day of May, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne Z. DePriest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of J Austin, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30TH day of May, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public