QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/03/14 09:33 3 pgs
Fees:17.00 Taxes:0.00
20140703-0058656

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to me on July 2nd, 2014

NOTARY PUBLIC
My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
GRACELEE HOUSE, LLC 200 23rd Avenue North Nashville, TN 37203	GRACELEE HOUSE, LLC 3435 Stokesmont Rd. Nashville, TN 37215	Map 92-15 Parcel 94

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRACELEE HOUSE, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto GRACELEE HOUSE, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract being land in the 21st District, Davidson County, Tennessee, and being a portion of Lot 6 of Polk Vs Elliston as recorded in Plan Book 1, page 105, of Davidson County Chancery Court. Tract being bounded on the north and east by Lot 2 of the Friendship House Subdivision as recorded in Plat Book 7900, Page 9, Register's Office Davidson County, Tennessee, (RODC); bounded on the south and east by Lot 1 of the said Friendship House Subdivision; and bounded on the west by the eastern Right of Way (ROW) of 23rd Avenue North. Tract being described as follows:

POINT OF BEGINNING being a ½" iron rod old on said eastern ROW and being the southeast corner of said Lot 2; thence along the common line of said Lot 2 north 59 degrees 26' 45" East 100.08 feet to a 3/8" iron rod old; thence along the common lines of said Lots 1 and 2 South 30 degrees 42' 27" East 62.96 feet to an iron rod new; thence along the common line of said Lot 1 South 59 degrees 27' 01" West 100.08 feet to an iron rod new on said Eastern ROW; thence along said ROW North 30 degrees 42' 28" West 62.95 feet to the point of beginning.

Tract contains 6,300 square feet or 0.14 acres.

Being the same property conveyed to GRACELEE HOUSE, LLC, a Tennessee limited liability company by Warranty Deed from Alden Horton, III and wife, Juli Garner Horton, of record in Instrument No. 20140703-0058647, Register's Office for Davidson County, TN.

This property is also known as improved property located at 200 23rd Avenue North, Nashville, TN 37203

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

WITNESS our hands on July 2nd, 2014.

GRACELEE HOUSE, LLC

By: _____
Jennifer Thigpen, Initial Manager

By: _____
Austin Thigpen, Initial Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 2nd, 2014, before me personally appeared Jennifer Thigpen, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Initial Manager of GRACELEE HOUSE, LLC, the within named bargainor, and that she as such authorized representative and Initial Manager executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as such authorized representative and Initial Manager.

Witness my hand and official seal on July 2nd, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 2nd, 2014, before me personally appeared Austin Thigpen, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Initial Manager of GRACELEE HOUSE, LLC, the within named bargainor, and that he as such authorized representative and Initial Manager executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such authorized representative and Initial Manager.

Witness my hand and official seal on July 2nd, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017