THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

B & D Development Group LLC
6008 Hill Circle
Nashville, TN 37209

Send Tax Bill to:
Owner

Map-Parcel Numbers:
103-1-90

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2014.

Notary Public

My Commission Expires:
6-17-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL ELI BATES AND TIMOTHY DROWNS,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **B & D DEVELOPMENT GROUP, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 1 Map/Par: 103-1-90

Land in Davidson County, Tennessee, being the southerly part of Lot No. 2, Section 3, on the Plat showing the division of the John B. Cowden Property and a strip immediately south of said lot, described together according to a survey made by Hickerson and Hickerson Engineers, November 3, 1961, as follows:

Beginning at an old hub on the northerly margin of Hill Circle at the intersection of the northerly margin of said Circle and the eastern boundary line of the property conveyed to John Smallman Cowden by instrument of record in Book 1849, page 363, said Register's Office, Tennessee; thence North 5 deg. West 83 feet to an old hub; thence 22 deg. West 190 feet to an iron pin at the southeast corner of the property conveyed to Annie N. Furlough by deed from Carl Jones and wife, of record in Book 2202, page 221, said Register's Office; thence with said Furlough's southern boundary line and the southern boundary line of the Harry C. Vineyard property South 72 deg. West 100 feet to an iron pin; thence South 22 deg. East 279.5 feet to the north margin of said Circle; thence with the same North 64 deg. 30' east 77 feet to the beginning.

Being the same property conveyed to Daniel Eli Bates and Timothy Drowns, as tenants in common, by Quitclaim Deed from Timothy Drowns and Teresa B. Dean, dated April 30, 2014 of record in Instrument No. 20140507-0039093, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140048293 DEEDQC
Recvd: 07/07/14 15:12 2 pgs
Fees:12.00 Taxes:0.00
20140707-0059680

IN WITNESS WHEREOF, the undersigned have executed this instrument this 3rd day of June, 2014.

Daniel Eli Bates

Timothy Drowns

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Eli Bates**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2014.

My commission expires: 4-17-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Drowns**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2014.

My commission expires: 4-17-17

Notary Public

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY