OWNER/RESPONSIBLE TAXPAYER:
Rivergate Partners, LLC
P.O. BOX 150225
Nashville, TN 37215
Tax I.D. No. 034-02-0-099.00

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 130191

QUIT CLAIM DEED

THIS INDENTURE made this 6th day of August, 2014, between McGUFFIN PARTNERS, a Tennessee general partnership, First Party, and RIVERGATE PARTNERS, LLC, a Tennessee limited liability company, Second Party;

W I T N E S S E T H:

THAT SAID FIRST PARTY, for in and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and **QUIT CLAIMED**, and does by these presents sell, remise, release and **QUIT CLAIM** unto Second Party, all of First Party's right, title and interest in and to the following described premises, to-wit:

SITUATED in Davidson County, Tennessee, and being Lot No. 2 as shown on the Final Plat of the Resubdivision of Lots 1A and 2, Rivergate Square Planned Unit Development, recorded as Instrument No. 20130305-0021706, in the Davidson County Register's Office, to which plat specific reference is hereby made for a mor particular description.

TOGETHER WITH the easements as set out on the plat recorded as Instrument No. 20130305-0021706, in the Davidson County Register's Office.

BEING the same property conveyed to McGuffin Partners, a Tennessee general partnership, by Warranty Deed from Michael D. Chase, dated as of June 24, 2013, and recorded as Instrument No. 20130626-0065645, in the Davidson County Register's Office.

and all the estate, right, title and interest of First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, its successors and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

BILL GARRETT, Davidson County
Trans:T20140057466 DEEDQC
Recvd: 08/06/14 13:50 2 pgs
Fees:12.00 Taxes:0.00
20140806-0070769

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

McGuffin Partners

By: George B. McGuffin

Title: Gen. Partner

STATE OF Tennessee

COUNTY OF Hamblen

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, George B. McGuffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of McGUFFIN PARTNERS, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Partner.

WITNESS my hand and official seal at office this 5 day of August, 2014.

Diana H. Horner

Notary Public

DIANA H. HORNER
STATE OF TENNESSEE NOTARY PUBLIC
HAMBLEN COUNTY

My Commission Expires: 5-30-18

I hereby swear or affirm that the actual consideration of this transfer is $_____. Affiant _____

Subscribed and sworn to before me this ___ day of _____, 2014.

_____

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

_____, **Affiant**

Subscribed and sworn before me this the

Day of Aug., **20**14.

_____, **Deputy Register**