THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
CHIC 14426A

Based on the information provided by the parties. No title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20140058950 DEEDQC
Recvd: 08/12/14 10:21 3 pgs
Fees:22.00 Taxes:0.00
20140812-0072585

QUITCLAIM DEED

FOR THE CONSIDERATION hereinafter stated, we, BALVANTRAI A. PATEL and wife, VARSHABEN PATEL, have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH M. BARRETT, Trustee, his successors and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee being part of Lot 8, all of Lots 9-16, inclusive of Block "C" on the Map of Eastview Subdivision, as of record in Book 547, Page 64, Register's Office of Davidson County, Tennessee and described according to a survey made by T. R. Sanford, on February 6, 1956, as follows:
>
> BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence along the west margin of Dickerson Pike, South 17 degrees 30 minutes West 303 feet to a point, which is located 20 feet north the common corner of Lots 7 and 8; thence North 76 degrees 45 minutes West along Lot 8, 356 feet to an iron pin the line between Lots 8 and 17; thence along the line between Lots 7 and 17, North 9 degrees 45 minutes East 20.5 feet to the corner of Lots 16 and 17; thence easterly with the line between said lots 169.8 feet to a points in the east margin of Elmhurst Avenue; thence along the margin of said Avenue and with a fence, North 9 degrees 45 minutes East 216 feet to a post at the southeast corner of said Avenue and Fern Avenue; thence along the southerly margin of Fern Avenue and along a fence, South 87 degrees 10 minutes East 278 feet and South 81 degrees 15 minutes East 290 feet to the beginning.
>
> Being part of the same property conveyed to D & B, LLC, a Tennessee Limited Liability Company by deed from SAM Corp., a Tennessee Corporation, dated February 1, 1999, of record in Book 11330, Page 115, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Balvantrai A. Patel and wife, Varshaben Patel by Quitclaim Deed from Balvantrai A. Patel and Varshaben Patel Sole Members of the dissolved D & B, LLC, dated August 4, 2009, of record in Instrument Record Number 20090805-0073501, in the Register's Office of Davidson County, Tennessee.

FURTHER, FOR THE CONSIDERATION hereinafter stated, I, JOSEPH M. BARRETT, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said BALVANTRAI A. PATEL and wife, VARSHABEN PATEL, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee being part of Lot 8, all of Lots 9-16, inclusive of Block "C" on the Map of Eastview Subdivision, as of record in Book 547, Page 64, Register's Office of Davidson County, Tennessee and described according to a survey made by T. R. Sanford, on February 6, 1956, as follows:
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> BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence along the west margin of Dickerson Pike, South 17 degrees 30

minutes West 303 feet to a point, which is located 20 feet north the common corner of Lots 7 and 8; thence North 76 degrees 45 minutes West along Lot 8, 356 feet to an iron pin the line between Lots 8 and 17; thence along the line between Lots 7 and 17, North 9 degrees 45 minutes East 20.5 feet to the corner of Lots 16 and 17; thence easterly with the line between said lots 169.8 feet to a points in the east margin of Elmhurst Avenue; thence along the margin of said Avenue and with a fence, North 9 degrees 45 minutes East 216 feet to a post at the southeast corner of said Avenue and Fern Avenue; thence along the southerly margin of Fern Avenue and along a fence, South 87 degrees 10 minutes East 278 feet and South 81 degrees 15 minutes East 290 feet to the beginning.

Being part of the same property conveyed to D & B, LLC, a Tennessee Limited Liability Company by deed from SAM Corp., a Tennessee Corporation, dated February 1, 1999, of record in Book 11330, Page 115, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Balvantrai A. Patel and wife, Varshaben Patel by Quitclaim Deed from Balvantrai A. Patel and Varshaben Patel Sole Members of the dissolved D & B, LLC, dated August 4, 2009, of record in Instrument Record Number 20090805-0073501, in the Register's Office of Davidson County, Tennessee.

There is no monetary consideration for this conveyance. The purpose of this conveyance is to vest title to BALVANTRAI A. PATEL and wife, VARSHABEN PATEL, in and to the above described property for the purpose of converting the property from a single parcel to the multiple lots previously established..

WITNESS OUR HANDS this 5th day of August, 2014

Balvantrai A Patel
BALVANTRAI A. PATEL

Varsha ben Patel
VARSHABEN PATEL

JOSEPH M. BARRETT, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BALVANTRAI A. PATEL and wife, VARSHABEN PATEL, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

5th WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this day of August, 2014.

NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JOSEPH M. BARRETT, TRUSTEE, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 5th day of August, 2014.

NOTARY PUBLIC

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 5th day of August, 2014.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

My Commission Expires: _____

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MAP: 071 11 O 08.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
BALVANTRAI A. PATEL and VARSHABEN PATEL
1404 DICKERSON RD.
NASHVILLE, TN 37207