BILL GARRETT, Davidson County
Trans:T20140075703 DEEDQC
Recvd: 10/07/14 11:15 3 pgs
Fees:17.00 Taxes:0.00
20141007-0092886

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRJR)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
Samuel Knox Harwell, Jr. 413 West Tyne Drive Nashville, TN 37205	New Owner	Map/Parcel: 118-11-76 BH-03985

QUITCLAIM DEED

RECITALS:

1. The Property, as hereinafter defined, was inadvertently conveyed to Grantor, as hereinafter defined.

2. Throughout the period of Grantor's holding legal title, Grantor and Grantee, as hereinafter defined, treated the Property as if it were owned by Grantee, including, but not limited to (i) Grantor's paying rent to Grantee for a significant time period, (ii) Grantee's reporting the net income (loss) from the Property on his personal federal income tax return, and (iii) Grantee's paying all of the costs of ownership of the Property including improvements.

FOR AND IN CONSIDERATION OF the foregoing recitals BIG TIME TOYS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto SAMUEL KNOX HARWELL, JR, his heirs and assigns ("Grantee") all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 2820 Columbine Place, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me this 6th day of Oct, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-17

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 6th day of Oct, 2014.

GRANTOR:

BIG TIME TOYS, LLC, a Tennessee limited liability company

BY: Samuel Knox Harwell, Jr.
Name: Samuel Knox Harwell, Jr.
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Samuel Knox Harwell, Jr. with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of BIG TIME TOYS, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 6th day of Oct, 2014.

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-6-17

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

SAID Lot No. 6 fronts 74 feet on the easterly side of Columbine Place and runs back between parallel lines, 125 feet to a dead line.

BEING the same property conveyed to Big Time Toys, LLC by deed from William Whittemore, III and wife, Elizabeth G. Whittemore of record in Book 10447, Page 589, Register's Office for Davidson County, Tennessee.