QUITCLAIM DEED

J-TS-14-1312A

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 BEFORE ME, THIS THE 23rd DAY OF October, 20 14.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
H & B Development Partners	**New Owner**	**072100F00100CO**
(NAME)	(NAME)	**072100F00200CO**
2210 Oakleaf Drive		
(ADDRESS)	(ADDRESS)	**072100F90000CO**
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LEGACY11, LLC, A TENNESSEE LIMIITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **H & B DEVELOPMENT PARTNERS** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A & B, Homes at 1312 Monetta Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1312 Monetta Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140808-0071798, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Legacy11, LLC by deed from Preston Properties of Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20140804-0069404 Register's Office for Davidson County, Tennessee, dated and recorded on August 4, 2014.

This is **unimproved** property known as: **1312 & 1314 Monetta Avenue, Nashville, Tennessee 37216**.

BILL GARRETT, Davidson County
Trans:T20140081129 DEEDQC
Recvd: 10/28/14 11:22 2 pgs
Fees:12.00 Taxes:0.00
20141028-0099299

Witness my/our hand(s) this the 23rd day of October, 2014.

Legacy11, LLC

Rodney Lee VanWagoner, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney Lee VanWagoner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of , the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of October, 2014.

Notary Public

My Commission Expires: 3/16/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212