BILL GARRETT, Davidson County
Trans:T20140083343 DEEDQC
Recvd: 11/04/14 15:45 2 pgs
Fees:12.00 Taxes:0.00
20141104-0101972

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

KIM LABOONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant: _____

Subscribed and sworn before me, this the 1st, day of October, 2014.

Notary Public: Kim LaBoone
My Commission Expires: 4/25/2018

ADDRESS OF NEW OWNER:
Today's Real Estate, a TN GP
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
091 02 0 099.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **TODAY'S REAL ESTATE, A TENNESSEE GENERAL PARTNERSHIP**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Being Lot No. 7 and the westerly 18 feet of Lot No. 5 of Block 20 on the map of Cherekee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 5 front together 68 feet on the Northerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Duke & Duke, LLC by warranty deed from Jessica Smith of record in Instrument No. 20140625-0055378, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **6106 California Avenue, Nashville, TN 37209**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 1st day of October, 2014.

DUKE & DUKE, LLC

BY: BRYAN D. SPICER, AS CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN D. SPICER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the chief manager of Duke & Duke, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, a Tennessee limited liability company by **BRYAN D. SPICER** as such chief manager.

Witness my hand and official seal at office, this 1st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 9/25/2018

