QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2014.

Jensi Parkhurst
State of Tennessee
Notary Public
Davidson County
My Commission Expires August 23, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Group, Inc.	NEW OWNER	
(NAME) **P.O. Box 158444**	(NAME)	**118-1-310.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **William Smallman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Magness Group, Inc.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 142, PLAN OF MONTROSE PLACE, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 142 fronts 50 feet on the Southerly side of Montrose Avenue, formerly Bethel Street or Avenue and runs back 175.8 feet on the Westerly line and 177.2 feet on the Easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to William Smallman by Warranty Deed from Evelyn A. Eddings, unmarried and James W. Derrick, unmarried to William Smallman, dated August 29, 2014, recorded September 4, 2014, in Instrument Number 201409040081201, in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal or marital residence of Grantor, his spouse, or dependents as defined by statute.

This conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved property, known as 927 Montrose Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140092089 DEEDQC
Recvd: 12/09/14 14:24 2 pgs
Fees:12.00 Taxes:0.00
20141209-0112796

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

Witness our hands this 4th day of December, 2014.

William Smallman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Smallman,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 2014.

Commission expires: 10/18/16

Notary Public

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.