QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140093431 DEEDQC
Recvd: 12/15/14 09:58 2 pgs
Fees:12.00 Taxes:0.00
20141215-0114318

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 12 DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
H & B Development Partners	**New Owner**	
(NAME)	(NAME)	
2210 Oakleaf Dr.		
(ADDRESS)	(ADDRESS)	082050017.00
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **RODNEY L. VAN WAGONER, MARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **H & B DEVELOPMENT PARTNERS**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE MAP OF D.T. MCGAVOCK'S ADDITION OF RECORD IN PLAT BOOK 21, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 70 FRONTS 50 FEET ON THE WESTERLY SIDE OF FOURTH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES, 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RODNEY L. VAN WAGONER, MARRIED BY WARRANTY DEED FROM JOSEPH L. ANGUS AND VICTORIA LYNN BEAN, RONALD DUNCAN SIMS, QUINTIN M. SIMS, MARCHIONEES D. CUMMINGS, AND DONALD M. SIMS, HEIRS OF THE ESTATE OF FRANCES SIMS OF RECORD IN INSTRUMENT NO. 20140918-0085762 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 16, 2014 AND RECORDED ON SEPTEMBER 18, 2014.

SAID PROPERTY IS NOT THE PRIMARY RESIDNCE OF RODNEY L. VAN WAGONER.

This is
(X) unimproved
( ) improved

property known as **1729 4TH AVE. N., NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 12 day of December, **2014.**

RODNEY L. VAN WAGONER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RODNEY L. VAN WAGONER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of December, 2014.

Notary Public

My Commission Expires: 8.17.2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212