QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140093431 DEEDQC
Recvd: 12/15/14 09:58 2 pgs
Fees:12.00 Taxes:0.00
20141215-0114319

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 (NAME)	**New Owner** (NAME)	
2210 Oakleaf Dr. (ADDRESS)	(ADDRESS)	09209033000
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 **LEGACY11, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND FOUNDATION DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 THE WEST 25 FEET OF LOT NO. 58 ON THE MAP ENTITLED RESUBDIVISION OF THE WILCOX PROPERTY, OF RECORD IN PLAT BOOK 421, PAGE 42, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID WEST PART OF LOT NO. 58 FRONTS 25 FEET ON THE NORTH SIDE OF FELICIA STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 125 FEET TO A 20 FOOT ALLEY ON WHICH IT MEASURES 25 FEET.

BEING THE SAME PROPERTY CONVEYED TO LEGACY11, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND FOUNDATION DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM DIONDRIA E. SPARKS AND HUSBAND, ERNEST W. LIPFORD OF RECORD IN INSTRUMENT NO. 20141002-0091258 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 1, 2014 AND RECORDED ON OCTOBER 2, 2014.

This is
(X) unimproved
( ) improved

property known as **3304-D FELICIA ST., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

LEGACY11, LLC

BY: Rodney L. Van Wagoner
ITS: Sole Member

FOUNDATION DEVELOPMENT GROUP, LLC

By: Matt Rogers
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 12 day of December 2014, before me personally appeared **Rodney L. Van Wagoner**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Sole Member** for **Legacy11, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Sole Member** executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 12 day of December 2014, before me personally appeared **Matt Rogers**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Authorized Agent** for **Foundation Development Group, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Authorized Agent** executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

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