BILL GARRETT, Davidson County
Trans:T20140095160 DEEDQC
Recvd: 12/19/14 10:23 3 pgs
Fees:17.00 Taxes:0.00
20141219-0116280

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Vernon Winfrey 4287 Golden Hills Drive Nashville, Tennessee 37218	-same-	Map and Parcel 082-03-0-463.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, B & V DEVELOPMENT, LLC (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to VERNON WINFREY (the "Grantee"), his successors and assigns forever, all the Grantor's right, title and interest in the certain property situated in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 14 on and the northerly 6 feet of Lot No 13 on the Sharpe and Crutcher's Addition to East Nashville as of record in Book 57, page 82, Register's Office for said County.

Said Lot No. 14 and part of Lot No. 13 front together 50 feet on the east side of Lischey Avenue, and run back eastwardly between parallel lines, and with the southerly margin of Bayard Avenue 165 feet to an alley, on which they front 50 feet.

BEING THE SAME property conveyed to B & V DEVELOPMENT, by deed of record as Instrument No. 20070606-0067770, Register's Office for Davidson County, Tennessee. B & V DEVELOPMENT is an assumed name used by B & V Development, LLC.

This property is subject to current year's taxes and such matters affecting it as may appear of record, including without limitation a certain Deed of Trust of record as

Instrument No. 20140109-0002360, Register's Office for Davidson County, Tennessee.

THIS IS improved property known generally as **929 Lischey Avenue**, Nashville, Tennessee.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor, acting through its duly authorized member, has made this instrument, as of the 19th day of December, 2014.

B & V DEVELOPMENT, LLC

By: Vernon Winfrey
Vernon Winfrey
Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19th day of December, 2014, before me personally appeared VERNON WINFREY, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of B & V DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

May 3 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 19th day of December, 2014.

NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

May 3, 2016