BILL GARRETT, Davidson County
Trans:T20150003457 DEEDQC
Recvd: 01/14/15 12:22 2 pgs
Fees:12.00 Taxes:0.00
20150114-0004021

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ -0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 13th DAY OF JANUARY, 2015.

Notary Public
My Commission Expires: 9.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:	TO:
RIVER ROAD PARTNERSHIP	BERNARD J. PICKNEY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Bernard J. Pickney 4604 Dakota Ave. Nashville, TN 37209	Bernard J. Pickney 4604 Dakota Ave. Nashville, TN 37209	#103-010-065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, River Road Partnership, a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Bernard J. Pickney, _____, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot No. 1A, on the Plan of Revision of John B. Cowden's Fourth Subdivision, of record in Book 8250, Page 778, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract II

Beginning at a stake on the westerly side of Cowden Avenue, 153.8 feet from the corner of John "B" Street and Cowden Avenue; thence along the westerly margin of Cowden Avenue, 100 feet to a point being the northeast corner of the John Robinson property; thence along the southerly margin of the John Robinson property 100 feet to a point; thence in a southerly direction and being the dividing line of Lot No. 12 and Lot No. 13 in a southerly direction 100 feet; thence in a easterly direction and parallel with the southerly margin of John "B" Street, 100 feet to the point of beginning.

Being the same property conveyed to River Road Partnership, a Tennessee general partnership, by Quitclaim Deed from OHB Limited Partnership of record in Instrument 20140711-0061230, said Register's Office.

The street address of the Real Property is 301 Marcia Ave. – Nashville, TN 37209, ____ Unimproved/ __X__ Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 13th day of JANUARY, 2015.

GRANTORS – River Road Partnership

By: Bernard J. Pickney, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard J. Pickney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner, of River Road Partnership, the within named bargainer, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of JANUARY, 2015.

My commission expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.