Prepared by:
Dave Leckrone
208 Augusta National Ct
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20150004295 DEEDQC
Recvd: 01/16/15 15:40 4 pgs
Fees:22.00 Taxes:0.00
20150116-0005017

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Michael L. Hiatt 6331 Bresslyn Road Nashville, TN 37205	Same	118-04 Par. 286

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, Triangle Leasing, a Tennessee general partnership, (successor to FHD Properties by merger on October 27, 1999) by these presents does hereby quitclaim and convey unto Michael L. Hiatt, his heirs, successors, and assigns, all of the Grantor's right, title and interest in and to the tract of land in Davidson County, Tennessee, described on Exhibit A hereto.

Being the same property conveyed to FHD Properties by deed filed of record in Register's Office of Davidson County, Tennessee, with Identifying Reference 20000914-009128. The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof.

This is improved property known as 2305 Kline Avenue, Nashville, Tennessee. This conveyance is subject to all other restrictions and easements of record and all other easements and building lines as shown on the recorded plat. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the hands of the General Partners this 23rd day of December, 2014.

Triangle Leasing, a Tennessee general partnership

James E. Dillingham, General Partner

Michael L. Hiatt, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brandi Carter, a Notary Public in and for the said County and State, personally appeared James E. Dillingham, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a General Partner of Triangle Leasing and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as a General Partner.

Witness my hand and seal in Nashville, Tennessee, this the 23rd day of December, 2014.

BRANDI CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brandi Carter
Notary Public

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON ___)

Before me, Brandi Carter, a Notary Public in and for the said County and State, personally appeared Michael L. Hiatt, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a General Partner of Triangle Leasing and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as a General Partner.

Witness my hand and seal in Nashville, Tennessee, this the 23rd day of December, 2014.

BRANDI CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brandi Carter
Notary Public

My Commission Expires: March 6, 2018

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

James E. Duff
Affiant

Subscribed and sworn to before me, this 23rd day of Dec, 2014.

Brandi Carter
Notary Public

BRANDI CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: March 6, 2018

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Subdivision of Lot 'A' in Grandview Heights, of record in Book 161, page 169, said Register's Office.

Being the same property conveyed to Gregory Wayne Irby by deed from Czeslaw Zielinski and wife, Shirley M. Zielinski of record in Book 9035, page 921, Register's Office for Davidson County, Tennessee.