This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans: T20150005173 DEEDQC
Recvd: 01/21/15 15:47 5 pgs
Fees: 27.00 Taxes: 0.00
20150121-0006026

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Delmas, LLC 1118 Delmas Avenue Nashville, TN 37216	New Owner	072-10-0-192.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CARRIE A. CARLTON, a married woman (the "Grantor"), does hereby quitclaim and convey unto DELMAS, LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following property located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

Christopher S. Bistline, the spouse of Carrie Carlton, joins in the conveyance for the purpose of conveying his marital rights, title and interest in the Property.

[Signature page follows]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 12 day of January, 2015.

GRANTOR:

Carrie Carlton

Christopher S. Bistline

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carrie Carlton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of Jan, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/17

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher S. Bistline, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 8/23/2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Andrea Petty, agent
AFFIANT

Subscribed and sworn to before me, this 20 day of January 2015.

Katherine E Bentley
NOTARY PUBLIC

My Commission Expires:

3-7-2017

KATHERINE E. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 7, 2017

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Eastmoor Place of record in Plat Book 547, Page 177 and 178, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 31 fronts 56 feet on the southerly margin of East Delmas Avenue and extends back between parallel lines measuring 234.3 feet to a dead line in the rear measuring 56 feet thereon.

Being the same property conveyed to Carrie A. Carlton, by deed of record in Instrument No. 20120221-0014596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 1118 Delmas Avenue, Nashville, TN 37216.