QUITCLAIM DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2015

Notary Public

MY COMMISSION EXPIRES 4/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pointe South Equity, LLC	Pointe South Equity, LLC	105130S001-00CO
(NAME)	(NAME)	
6465 N. Quail Hollow Rd., Suite 200	6465 N. Quail Hollow Rd., Suite 200	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38120	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Poplar Exchange Properties, LLC as QI for Pointe South Equity, LLC,** hereinafter called the Grantor(s), have quitclaimed unto **Pointe South Equity, LLC,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 1 of The 11th and South Douglas Avenue Townhomes, as shown in the Declaration of Covenants Conditions and Restrictions for The 11th and South Douglas Avenue Townhomes of record in Instrument No. 20140103-0000911 and First Amendment in Instrument No. 20140305-0018546 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Poplar Exchange Properties, LLC as QI for Pointe South Equity, LLC by Deed from Province Builders, LLC recorded on December 15, 2014 of record in Instrument No. 20141215-0114384, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1101 S. Douglas Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150005340 DEEDQC
Recvd: 01/22/15 10:07 2 pgs
Fees:12.00 Taxes:0.00
20150122-0006224

Witness my/our hands this 12th day of January, 2015.

POPLAR EXCHANGE PROPERTIES, LLC AS QI FOR
POINTE SOUTH EQUITY, LLC

Rebecca A Beard

By: Rebecca A. Beard
Manager

State of Mississippi
County of DeSoto

Before me, the undersigned, of the state and county mentioned, personally appeared Rebecca A. Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of Poplar Exchange Properties, LLC as QI for Pointe South Equity, LLC the within named bargainor, a corporation, and that he as such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

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

Kelly Spencer

Notary Public
My Commission Expires: May 13, 2016

RETURN TO:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 10144

STATE OF MISSISSIPPI
KELLY SPENCER
ID No
89520
NOTARY PUBLIC
Comm Expires
May 13, 2016
DESOTO COUNTY