BOX #14
G#4728-2

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150006032 DEEDQC
Recvd: 01/26/15 09:46 4 pgs
Fees:23.00 Taxes:0.37
20150126-0007136

State of Tennessee
County of Davidson

The actual consideration for this transfer is $100.00

Affiant

Subscribed and sworn to before me this the 31st day of December, 2014.

Notary Public

My commission expires: 1/9/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patten Properties, LLC	**"New Owner"**	**14707008400,**
421 East Iris Drive, Suite 300		**14707023600, and 14707008500**
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Liliana Enterprises, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Patten Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS. ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

LAND located in the 26th Councilmanic of Nashville, Davidson County, Tennessee, on the northerly margin of Winston Avenue W, West of Nolensville Pike and being bounded on the North by Oakley and Metro Government, on the East by W. L. Hall Trustee, J. J. Watson Avenue and Pressley B. Gray, on the South by Winston Avenue W, and on the West by Edmondson Cemetery and DKT and R. Investors and being described according to a boundary survey dated June 25, 2002, by Campbell McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, Tennessee 37204, Phone 615-298-2424 (John Hood TN R.L.S. #1838) as follows:

BEGINNING at an iron rod (old) on the northerly margin of Winston Avenue W, said rod being the Southwest corner of the Pressley B. Gray Land (Book 4885, Page 99, R.O.D.C., TN) shown as a reserved parcel on a plat entitled Bell Manor (Book 4885, Page 99, R.O.D.C., TN); thence, with said northerly margin of Winston Avenue W, S 87 deg. 51' 03" W, 240.65 feet to an iron rod (old) in the easterly line of Edmondson Cemetery (Book 1136, Page 678, R.O.D.C., TN); thence, leaving said northerly margin with said cemetery N 11 deg. 24' 17" E, passing the corner of said cemetery and DKT and R. Investors Land (Book 7544, Page 325, R.O.D.C., TN) for a total distance of 497.89 feet to an iron rod (new) at the Southwest corner of the Raymond R. and Linda Faye Oakley Land (Book 10163, Page 251, R.O.D.C., TN) shown as Lot 23 on a plat entitled T.C. Cooks Re-Subdivision of part of the B.F. Cook Old Home Place (Book 547, Page 163, R.O.D.C., TN) and being located S 11 deg. 24' 17" W, 5.01 feet from a concrete monument (old) at the Northeast corner of said DKT and R. Investors Land; thence, with said Oakley and the southerly line of Lots 22 and 21 being owned by Raymond F. and Linda Faye Oakley (Book 8772, Page 897, R.O.D.C., TN) S 83 deg. 42' 16" E, 226.74 feet to an iron rod (old) in the southerly line of said Lot 20 owned by Metro Government (Book 5414, Page 245, R.O.D.C., TN) at the Northwest corner of the W. L. Hall Trustee Land (Instrument #20020102-0000437, R.O.D.C., TN); thence, with said Hall S 11 deg. 35' 03" W, 217.08 feet to an iron rod (old) in the westerly end of J.J. Watson Avenue (30' R.O.W.); thence, with said J.J. Watson Avenue and said Gray S 09 deg. 20' 51" W, 244.76 feet to the point of BEGINNING.

TRACT 2:

LAND located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, located on the northerly margin of J.J. Watson Avenue West of Nolensville Pike and being bounded on the North by Lots 13-20 of T.C. Cooks Resubdivision of part of the B.F. Cook Old Home Place, on the East by Redd and Wilson, on the South by J.J. Watson Avenue, and on the West by Superior Built Construction and being described according to a boundary survey dated November 14, 2002, by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

BEGINNING at an iron rod (old) at the northwesterly terminus of J.J. Watson Avenue (30' R.O.W., unimproved); said rod being located N 09 deg. 20' 51" E, 244.76 feet from an iron rod (old) at the Southeast corner of the Superior Built Construction Land (Instrument #20020717-0085792, R.O.D.C., TN) and the Southwest corner of the Presley B. Gary Land (Book 4885, Page 99, R.O.D.C., TN), said Gray's Land being further described as a reserved parcel shown on Bell Manor (Book 4885, Page 99, R.O.D.C., TN); thence, leaving the margin of said J.J. Watson Avenue with the easterly line of said Superior Built Construction Land N 11 deg. 35' 03" E, 217.08 feet to an iron rod (old) in the southerly line of Lot 20, T.C. Cooks Resubdivision of Part of the B.F. Cook Old Home Place (Book 547, Page 163, R.O.D.C., TN); thence, with the southerly line of Lots 20-13 of said T.C. Cooks Resubdivision being owned as follows: Lot 20 - Metro Government, Book 5414, Page 245, R.O.D.C., TN; Lot 19 - Tyne Gray, Book 7081, Page 628, R.O.D.C., TN: Lot 18 - Tyne Gray, Book 7081, Page 628, R.O.D.C., TN; Lot 17 - Tyne Gray, Book 1368, Page 218, R.O.D.C., TN; Lot 16 - Venture Properties, Book 9460, Page 941, R.O.D.C., TN; Lot 15 - Tyne Gray and Ella Christine Gray, Instrument #20010212-0013389, R.O.D.C., TN; Lot 14 - Katherine Ostein, Book 7315, Page 648, R.O.D.C., TN; Lot 13 - Katherine Ostein, Book 7150, Page 72, R.O.D.C., TN, S 87 deg. 31' 03" E, 375.73 feet to an iron rod (old) at the Northwest corner of the Tennie Mae Redd Land (Instrument #20000525-0052505, R.O.D.C., TN); thence, with said Redd, S 02 deg. 52' 46" E, 100.64 feet to an iron rod (old) being a corner to the Betty Wilson and Joseph Wilson Land (Book 10675, Page 690, R.O.D.C., TN); thence, with said Wilson S 73 deg. 24' 05" W, 70.62 feet to an iron rod (old); thence, S 03 deg. 31' 59" E, 128.28 feet to an iron rod (old) on the northerly margin of said J.J. Watson Avenue; thence, with said northerly margin N 81 deg. 49' 22" W, 367.99 feet to the point of BEGINNING.

BEING the same property conveyed to David Wampler, unmarried, by Warranty Deed dated July 14th, 2005, from Southeast Management & Financial Consultants, Inc., an Illinois corporation, of record in Instrument No. 20050714-0082068, and Scrivener's Affidavit dated October 2nd, 2007, of record in Instrument No. 20071003-0118117, Register's Office for Davidson County, Tennessee. And further conveyed to Liliana Enterprises, LLC, a Tennessee corporation, by Quitclaim Deed dated March 14th, 2011, from David Wampler, a married man, of record in Instrument No. 20110408-0027378, said Register's Office.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is unimproved property, known as: **0 J J Watson Ave & 0 Winston Ave, Nashville, TN**.

Witness my/our hand(s) this 31st day of **December, 2014.**

Liliana Enterprises, LLC, a Tennessee limited liability company

By: _____
David R. Wampler, Managing Member

STATE OF CALIFORNIA)
COUNTY OF _____)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared David R. Wampler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of the Liliana Enterprises, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the a Tennessee limited liability company, by himself as such Managing Member.

Witness my hand and official seal at _____ (City), California, this _____ day of **December, 2014.**

_____
Notary Public

My Commission Expires: _____ See attached California All purpose Acknowledgment.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)

On 31st DECEMBER, 2014 before me, PRITI B. PATEL, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared DAVID R. WAMPLER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PRITI B. PATEL
Commission # 2014222
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2017

Signature Priti B. Patel
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED Document Date: 12-31-2014
Number of Pages: 3 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: DAVID R. WAMPLER	Signer's Name:
☒ Corporate Officer — Title(s): MANAGING MEMBER	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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