This Instrument Prepared By and Returned To:

Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 03/26/15 12:11 5 pgs
Fees:27.00 Taxes:0.00
20150326-0026055

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
James Thomas Edwards **706 3rd Avenue South** **Nashville, TN 37210**	**Same**	**See below**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **James Thomas Edwards Family, LLC,** do hereby quitclaim and by these presents does transfer and convey my right, title and interest unto, **James Thomas Edwards, Jr., Alan Andrew Edwards, and Scott Coleman Edwards, as tenants in common** in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Parcel 1: Map 93-11 Parcel No. 151.00 and 162.00
Land in Davidson County, Tennessee, being Lot No. 8 and the northern half of Lot No. 9 of Campbell's Plan of Lots in South Nashville of record in Book "U", page 682, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 8 and part of Lot No. 9 front together 90 feet on the westerly side of Second Avenue South, formerly Market Street , and run back between parallel lines 143 ½ feet to an alley in the rear.

This is unimproved property known as: 713 & 717 Second Avenue, Nashville, Tennessee.

Parcel 2: Map 93-11 Parcel 150.00
Land in Davidson County, being the Southern one-half of Lot No. Nine (9) in said Campbell's plan of South Nashville Lots. Said Southern one-half of said Lot 9 fronts thirty (30) feet on the Western side of South Market Street, and runs back between parallel lines westerly one-hundred forty-three and one-half (143 ½) feet to an alley and is bounded on the south by Lot No. 10 in said Campbell's plan.

Tract 3: Map 93-11 Parcel 056.00
Tract I: Land in Davidson County, Tennessee, being a certain lot situated on the Northwest corner of South Market and Ash Street being part of Lot 10, in Campbell's Plan. The said lot fronts twenty-nine feet (29 feet, 9 inches), and nine inches on South Market Street, and runs back between parallel liens fifty (50) feet westwardly, along Ash Street.

Tract II: Land in Davidson County, Tennessee, being a part of said lot ten (10) in Campbell's plan of South Nashville lots being the North one-half of said lot 10, fronting twenty-nine feet nine inches (29 3/4 feet) on the Westerly side of South Market Street, running back westerly between parallel lies one hundred and forty-three and one half feet (143 ½ feet) to an alley.

This is unimproved properties known as: 721 &723 Second Avenues, Nashville, Tennessee.

Parcel 3: Map 93-15 Parcel 57.00
Land in Davidson County, Tennessee, being a Certain Lot on Ash Street in Nashville, Tennessee, being part of Lot 10 in Campbell's Plan of South Nashville lots, of record in Book "U", page 632, Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Ash Street, said point being 50 feet west of the westerly margin of Second Ave. South, formerly South Market Street and also being the southwest corner of the property described as Tract First in the deed of S.E. Baugh White, et al, to Lemuel R. Campbell, of record in Book 410, page 285, Register's Office for Davidson County, Tennessee, from said beginning point; thence with the northerly margin of Ash Street, westerly 93 ½ feet more or less, to the easterly margin of an alley; thence with said margin of said alley, northerly 29 ¾ feet to the southwesterly corner of the tract of land described as Tract Second in the deed of S. E. Baugh White to Lemuel R. Campbell, as aforesaid; thence with the southerly line of said Tract Second, easterly 93 ½ feet more or less to the westerly boundary of the said

Tract First, as described in said deed of White to Campbell, as aforesaid; thence, with the westerly line of said Tract First, 29 ¾ feet to the point of beginning.

This is unimproved property known as: 0 Ash Street, Nashville, Tennessee.

Parcel 4: Map 93-15 parcel 053.00
Being the East 20 feet of Lot No. 11 on the Map of Campbell's south Nashville plan of lots, as of recorded in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee; and described as follows;.

Said part of Lot No. 11 fronts 20 feet on the North side of Troost Street and runs back between parallel lines along the West margin of the 1st Alley east of Third Ave. South 59 ½ feet to the south line of Lot No. 12.

This is unimproved property known as: 204 Ash Street, Nashville, Tennessee.

Being part of the same property conveyed to James Thomas Edwards Family, LLC by Quitclaim Deed from Alan A. Edwards, Executor for the Estate of James Thomas Edwards, Sr., filed for record on September 19, 2012 as Instrument No. 20120918-0084819 and being part of the same property conveyed to James Thomas Edwards Family, LLC by Quitclaim Deed from Evelyn Edwards, filed for record in September 17, 2017, as Instrument No. 20120917-0084497, Register's Office for Davidson County, Tennessee.

Parcel 5: Map 93-11 Parcel 147.00
Land in Davidson County, being the southerly part of Lot No. 16 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County, and described as follows:

Beginning at the southeast corner of 3rd Avenue south, formerly College Street, and Elm Street as widened; thence with the easterly margin of said Avenue, Southwardly 46 feet, ore or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 143 ½ feet, to the westerly margin of an alley; thence with said alley, northwardly 46 feet, more or less, to the southerly margin of Elm Street, as widened; thence with said Street, westwardly 143 ½ feet to the beginning.

This is unimproved properties known as: 702 Second Avenues, Nashville, Tennessee

Parcel 6:: Map 93-11 Parcel 146
Tract I: Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 14 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel lines 135 feet more or less to an alley.

Tract II Land in Davidson County, Tennessee, being the southerly ½ of Lot No. 15 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee; and described as follows:

Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel liens 143 ½ feet more or less to an alley.

Tract III: Land in Davidson County, Tennessee, being the northerly half of Lot No. 15 in Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee; and described as follows:

Said northerly half of Lot No. 15 fronts thirty (30) feet on the easterly side of Third Avenue South, formerly College Street, and running back between parallel lines 143 ½ feet more or less, to an alley. On the said lot there is a brick and frame dwelling known on the said Third Avenue South by City No. as 704.

This is unimproved properties known as: 706 Second Avenues, Nashville, Tennessee

Parcel 7: Map 93-11 Parcel 148.00
Land in Davidson County, Tennessee, being the southerly half of Lot No. 14 on Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 682, Register's Office for Davidson County, Tennessee, and described as follows:

Said southerly half of Lot No. 14 fronts 30 feet on the Easterly side of Third Avenue South, formerly College Street, and runs back between parallel liens 143 ½ feet, more or less, to an alley.

This is unimproved property known as: 710 Third Avenue South, Nashville, Tennessee.

Parcel 8: Map 93-15 Parcel 052.00
Land in Davidson County, Tennessee, being the west part of Lot No. 11 on the Map of Campbell's South Nashville Plan of Lots of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee; and described according to a copy of a survey thereof by S.R. Sanford, Jr., Surveyor, September 11, 1946, as follows:

Said part of said lot fronts 61 feet on the easterly side of Third Avenue South and runs back between lines, 115.1 feet on the northerly line and 116 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

This unimproved property known as: 718 Third Avenue, Nashville, Tennessee.

Being the same property conveyed to James Thomas Edwards Family, LLC by Quitclaim Deed from Alan A. Edwards, Executor for the Estate of James Thomas Edwards, Sr., filed for record on September 18, 2012 as Instrument No. 2012020120918-0084817 and being the same property conveyed to James Thomas Edwards Family, LLC by Quitclaim Deed from Evelyn Edwards, filed for record in September 17, 2017, as Instrument No. 20120917-0084496, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **25th, March, 2015.**

Alan Andrew Edwards
Alan Andrew Edwards, Chief Manager

Alan Andrew Edwards
Alan Andrew Edwards, Individually

James Thomas Edwards Jr.
James Thomas Edwards, Jr., Member

James Thomas Edwards Jr.
James Thomas Edwards, Jr. Individually

Scott Coleman Edwards
Scott Coleman Edwards, Member

Scott Coleman Edwards
Scott Coleman Edwards, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Alan Andrew Edwards** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as Individually and who, upon oath, acknowledged himself to be the **Chief Manager of James Thomas Edwards Family, LLC.**, and that he as such Chief Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager..

Witness my hand and official seal this the 25th day of March, 2015

My Commission Expires:_____ **NOTARY PUBLIC**

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **James Thomas Edwards, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), signing as Individually and who, upon oath, acknowledged himself to be the **Member of James Thomas Edwards Family, LLC**., and that he as such Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member..

Witness my hand and official seal this the 25th day of March, 2015

My Commission Expires:_____ **NOTARY PUBLIC**

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Scott Coleman Edwards, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), signing as Individually and who, upon oath, acknowledged himself to be the **Member of James Thomas Edwards Family, LLC**., and that he as such Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member..

Witness my hand and official seal this the 25th day of March, 2015

My Commission Expires:_____ **NOTARY PUBLIC**

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

(Affiant)

Subscribed and sworn to before me, this 25th day of March, 2015.

NOTARY PUBLIC

My Commission Expires:_____

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Certificate of Authenticity

I, Melody Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Robert L. Scruggs, a notary public for this county and state, Melody Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017