QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2015. Sarah Parsley

Notary Public

MY COMMISSION EXPIRES: 2.18.19
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150028802 DEEDQC
Recvd: 04/16/15 15:33 2 pgs
Fees:12.00 Taxes:0.00
20150416-0033927

SARAH PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: FEBRUARY 18, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
H & B Development Partners (NAME)	New Owner (NAME)	
1606 Twin Square Way (ADDRESS)	(ADDRESS)	08103003200 07114000900
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	08107011200

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **LEGACY11, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **H & B DEVELOPMENT PARTNERS**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:

1705 MCKINNEY ST., NASHVILLE, TN 37208

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF BUENA VISTA HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 19, 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 THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20140902-0079726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

1201 KATIE AVENUE, NASHVILLE, TN 37207

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, SUBDIVISION OF W. G. BUSH TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20141020-0096518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

2012 OWEN ST., NASHVILLE, TN 37208

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 100 FEET OF THE WESTERLY 128 FEET OF LOT NO. 12 ON THE MAP OF OWEN'S BUENA VISTA PLAN OF RECORD IN PLAN BOOK 1, PAGE 84, CHANCERY COURT, NASHVILLE, TENNESSEE. SAID PART OF SAID LOT IS DESCRIBED ACCORDING TO A SURVEY PREPARED BY HICKERSON MILLER-ENGINEERS, SURVEYORS ON FEBRUARY 7, 1957 AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED IN THE EASTERLY MARGIN OF OWEN STREET 032.8 FEET FROM THE INTERSECTION OF THE MARGINS OF

OWEN AND CLAY STREETS; SAID POINT OF BEGINNING BEING THE ORIGINAL SOUTHWEST CORNER OF LOT NO. 12 RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES: N 21 DEGREES 45' W ALONG THE EASTERLY MARGIN OF OWEN STREET FOR A DISTANCE OF 54 FEET TO AN IRON PIN; THENCE N 69 DEGREES 30' E FOR A DISTANCE OF 128 FEET TO AN IRON PIN LOCATED IN THE WESTERLY MARGIN OF AN ALLEY; THENCE S 21 DEGREES 45' E ALONG THE WESTERLY MARGIN OF SAID ALLEY FOR A DISTANCE OF 52 FEET TO AN IRON PIN; THENCE S 68 DEGREES 30' W ALONG THE ORIGINAL SOUTHERLY LINE OF LOT NO. 12 FOR A DISTANCE OF 128 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20141020-0096435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
(X) unimproved
( ) improved

property known as **SEE ABOVE**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 13th day of April, ~~2014~~ 2015

LEGACY11, LLC

BY: Rodney L. Van Wagoner
ITS: Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of April 2015, before me personally appeared **Rodney L. Van Wagoner**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Sole Member** for **Legacy11, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Sole Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of April, 2015.

Sarah Parsley
Notary Public

My Commission Expires:
2.18.19

SARAH PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: FEBRUARY 18, 2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212