QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150032026 DEEDQC
Recvd: 04/28/15 10:19 3 pgs
Fees:17.00 Taxes:0.00
20150428-0037834

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 15 DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 2·18·19
(AFFIX SEAL)

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
H & B Development Partners (NAME)	**New Owner** (NAME)	
1606 Twin Square Way (ADDRESS)	(ADDRESS)	**08107047300** **08103018100** **08103018200** **08107034500**
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 AND FOUNDATION DEVELOPMENT GROUP, 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:

1911 10TH AVE. NORTH, NASHVILLE, TN 37208

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 28 FEET OF LOT NO. 6 ON THE MAP OF SUBDIVISION OF LOT NO. 2 OF THE THOMAS WOODARD PROPERTY, OF RECORD IN PLAT BOOK 2, PAGE 104, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY DEED AS OF RECORD IN INSTRUMENT NO. 20140711-0061205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

2211 11TH AVE. N, NASHVILLE, TN 37208

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 50 FEET OF THE NORTH 150 FEET OF LOT NO. 2 AND THE SOUTH 50 FEET OF THE NORTH 150 FEET OF THE EAST 32 FEET OF LOT NO. 3, ON THE MAP OF OWENS' BUENA VISTA SUBDIVISION OF LOT NO. 33, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS 2 AND 3, FRONT 50 FEET ON THE WESTERLY SIDE OF 11TH AVENUE, NORTH, FORMERLY BUCHANAN STREET, AND RUN BACK BETWEEN LINES 150 FEET TO A PROPOSED ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY DEED AS OF RECORD IN INSTRUMENT NO. 20141008-0093250, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

2213 11TH AVE. N, NASHVILLE, TN 37208

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NO. 2 AND 3 IN

THE SUBDIVISION OF LOT NO. 33 IN OWENS PLAN OF BUENA VISTA, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BUCHANAN STREET, 50 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF ADAMS STREET; THENCE WESTERLY AND PARALLEL WITH SAID ADAMS STREET, 150 FEET TO A DEAD LINE AND AN ALLEY; THENCE WITH SAID DEAD LINE OR EASTERLY MARGIN OF SAID ALLEY AND SOUTHERLY 50 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH SAID ADAMS STREET, 150 FEET TO THE WESTERLY MARGIN OF BUCHANAN STREET; THENCE WITH SAME, AND NORTHERLY 50 FEET TO THE PLACE OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY DEED AS OF RECORD IN INSTRUMENT NO. 20141008-0093250, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 4:

1901 12TH AVE. N, NASHVILLE, TN 37208

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 90 ON THE PLAN OF CEPHAS WOODARD'S SUBDIVISION OF LOTS NO. 5 AND 6 OF THE THOMAS WOODARD PROPERTY AS OF RECORD IN BOOK 161, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

SAID LOT NO. 90 FRONTS 50 FEET ON THE WESTERLY SIDE OF 12TH AVENUE NORTH, FORMERLY EPPS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 115 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY DEED AS OF RECORD IN INSTRUMENT NO. 20140708-0059971, 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 15th day of April, ~~2014~~ 2015

LEGACY II, LLC

BY: Rodney L. Van Wagoner
ITS: Sole Member

FOUNDATION DEVELOPMENT GROUP, LLC

By: Forrest Broyles
Its: Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 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 15 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

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of April 2015, before me personally appeared **Forrest Broyles**, 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 **Foundation Development Group, 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 15 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

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