THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED ARE MADE HEREIN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Winward Properties, Inc. And and Matthew Strader	Same as Owner	07 11 40 076.00 P/O
3208 Winward Lane		
Franklin, TN 37064		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

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 on this the 19th day of August, 2015.

NOTARY PUBLIC

My Commission expires: 11-6-17

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, We, **WINWARD PROPERTIES, INC., a Tennessee Corporation and MATTHEW STRADER,** hereby convey to **WINWARD PROPERTIES, LLC and MATTHEW STRADER,** all our interest in and to the following land, to wit:

LAND in Davidson County, TN, being Lot No. 6 on the Map of W. G. Bush Tract, as of record in Plat Book 421, Page 24, Registers' Office for Davidson County, TN

BILL GARRETT, Davidson County
Trans: T20150069943 DEEDQC
Recvd: 08/19/15 12:29 3 pgs
Fees: 17.00 Taxes: 0.00
20150819-0083583

and described pursuant to a Lot Survey and Plot Plan by Rocky Montoya Land Surveying, Job No. 15-08-35 and described as follows:

BEGINNING at a pin in the Northeasterly corner of the within-described lot and Lot No. 8 and margin of Fern Avenue; thence South 09 deg. 13 min. 44 sec. East 49.87 feet to an iron pin in the margin of Fern Avenue; thence leaving Fern Avenue South 80 deg. 59 min. 21 sec. West 178.81 feet to an iron pin; thence North 03 deg. 21 min. 17 sec. East 51.05 feet to an iron pin; thence North 80 deg. 59 min. 21 sec. East 167.69 feet to the beginning.

BEING a part of the property conveyed to WINWARD PROPERTIES, INC., a Tennessee Corporation and MATTHEW STRADER by Deed dated June 17, 2015, and executed by WILLIAM P. LATIMER and recorded as Instrument No. 20150630-0062793, said Registers' Office.

This is unimproved property known as 110 Fern Avenue, Nashville, TN 37207.

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

WITNESS, my hand, this 19th day of August, 2015.

WINWARD PROPERTIES, INC., a
Tennessee Corporation

By: _____

Matthew Strader

STATE OF TENNESSEE

COUNTY OF DAVIDSON __

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Matthew Strader, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this the 19th day of August, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer R. Pierce with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be ~~Partner~~ or other officer authorized to execute the instrument of the Winward Properties, Inc., the within named bargainor, a corporation, and that he, as such ~~Partner~~ executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself as ~~Partner~~.

WITNESS my hand and official seal at Nashville, TN, this the 18th day of August, 2015.

NOTARY PUBLIC

My commission expires: 11-6-17

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER R. PIERCE