NEW OWNER:
WRIGHT FARMS, L.L.C.
9641 LEBANON ROAD
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 15-1236

BILL GARRETT, Davidson County
Trans:T20150083970 DEEDQC
Recvd: 10/02/15 10:43 2 pgs
Fees:12.00 Taxes:0.00
20151002-0100378

**Map & Parcel No.: 086120A07000**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company**, has this day bargained and sold and by these presents do hereby quitclaim and convey unto **WRIGHT FARMS, L.L.C., a Tennessee limited liability company**, its successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, and being bound and described as follows, to-wit:

> Land located in the 2nd Civil District of DAVIDSON County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 70, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company by Warranty Deed from EARHEART REALTY & CONSTRUCTION CO., INC., a Tennessee corporation, dated June 29, 2004, and of record in Instrument No. 20040630-0077759, Register's Office for Davidson County, Tennessee. For further reference to title, see Scrivener's Affidavit, of record in Instrument No. 20120416-0032112, in said Register's Office. Also being a portion of the same property conveyed to Universal Builders, LLC, a Tennessee limited liability company by Deed from Beazer Homes Corporation, dated August 8, 2002, and of record in Instrument No. 20020813-0097714, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 1st day of October, 2015.

**UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company**

**BY: ROBERT E. EARHEART, JR.**
**ITS: MEMBER**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT E. EARHEART, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **UNIVERSAL BUILDERS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 1st day of October, 2015.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires:_____

**********

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 1st day of October, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018