BILL GARRETT, Davidson County
Trans:T20150096925 DEEDQC
Recvd: 11/13/15 15:31 2 pgs
Fees:12.00 Taxes:0.00
20151113-0115693

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JH101, LLC 5800 California Avenue Nashville, TN 37209	Same	07116019500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, D218, LLC, a Tennessee limited liability company, ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto JH101, LLC, a Tennessee limited liability company, and its successors, heirs and assigns. The real estate is described as follows:

> Being Lots Nos. 100 and 101 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to D218, LLC by warranty deed from James L. Springer and wife, Annice Springer, recorded on May 14, 2013 in Instrument No. 20130514-0048409, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters appearing on the Plan of record in Plat Book 421, Page 12, said Register's Office.
>
> This conveyance is subject to all zoning regulations, governmental building restrictions, easements for and/or setback lines or rights for public utilities, or other governmental regulations applicable to the property described herein.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 13th day of November, 2015.

Affiant

Notary Public

My Commission Expires: 1-9-16

RENEE MINCHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

This is improved property known as 1219 5th Street, Nashville, Davidson County, Tennessee, 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of November, 2015.

D218, LLC

By: _____

Printed Name: James Pfeffer

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JAMES PFEFFER**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, and that he has the full power and authority to execute the foregoing Quitclaim Deed on behalf of D218, LLC as the Chief Manager of D218, LLC, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of D218, LLC.

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

NOTARY PUBLIC

My Commission Expires: 3-22-18

BECKY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY