BILL GARRETT, Davidson County
Trans:T20150096925 DEEDQC
Recvd: 11/13/15 15:32 2 pgs
Fees:12.00 Taxes:0.00
20151113-0115695

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.	Same	Map 71-16
5800 California Avenue		Parcel 196
Nashville, TN 37209		

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:

> Land in Davidson County, Tennessee, being the westerly 105 feet of Lots Nos. 71 and 72 of Block "D" on the Plan of Richardson's Addition to East Nashville, as of record in Book 161, page 5, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of North 5th Street at the dividing line between Lots Nos. 70 and 71 on said plan; thence easterly along said dividing line 105 feet to a point; thence northerly 111.2 feet to the southerly margin of Mile End Avenue; thence westerly along the southerly margin of said Mile End Avenue, 80 feet to the beginning of a curve; thence around said curve, a distance of 40 feet to a point in the easterly margin of North 5th Street; thence southerly along the easterly margin of North 5th Street, 59.9 feet to the point of beginning.
>
> Being the same property conveyed to D218, LLC by Order Granting Motion for Default Judgment on Complaint to Quiet Title and for Declaratory Relief recorded on September 18, 2015 in Instrument No. 20150918-0095155, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is 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.

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

Affiant

Notary Public

My Commission Expires: 1.9.16

This is improved property known as 1221 N. 5th St., Nashville, Davidson County, Tennessee.

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

BECKY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-22-16