BILL GARRETT, Davidson County
Trans:T20150104602 DEEDQC
Recvd: 12/10/15 15:19 2 pgs
Fees:12.00 Taxes:0.00
20151210-0124556

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Element Ventures, LLC 408 Taylor Street, Ste. 202 Nashville, TN 37208	New Owner(s)	08305045100

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, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents do hereby quitclaim and convey unto **Element Ventures, LLC, a Tennessee Limited Liability Company**, its heirs, successors and/or assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Weakley Home Place, Lot 24, Revision 1 of record in Instrument No. 20140606-0049153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Patrick T. Strubbe and wife, Erika K. Strubbe by Warranty Deed from Erica Bell n/k/a Erica Bell Vick and husband, Phillip Vick of record in Instrument No. 20070829-0103694 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 29, 2007.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty deed from Patrick T. Strubbe and wife, Erika K. Strubbe of record in Instrument No. 20140612-0051459 Register's Office for Davidson County, Tennessee, dated June 10, 2014 and recorded on June 12, 2014.

This is improved property also known as 1409 Sumner Avenue Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25th day of November, 2015.

Carmen Coates
Affiant

My commission expires:
(Affix Seal)

J. Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 25th day of November, 2015.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By: _____
Name: Zachary K. Thomas
Title: President/Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President/Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

