BILL GARRETT, Davidson County
Trans:T20150105982 DEEDQC
Recvd: 12/15/15 16:12 2 pgs
Fees:12.00 Taxes:0.00
20151215-0126181

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.:
JH102, LLC	Same	82-07-172.00
5800 California Avenue		
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, D219, 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 JH102, 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 Lot No. 32 on the Map of East Nashville Real Estate Company's Plan, of record in Book 57, Page 11, Register's Office for said County.
>
> Said Lot No. 32 fronts 60 feet on the northerly side of Hancock Street and runs back between parallel lines along the easterly margin of Meridian Street, 176 feet to an alley.
>
> Being the same property conveyed to D219, LLC, a Tennessee Limited Liability Company, by warranty deed from Amanda Drake, recorded on June 24, 2013 in Instrument No. 20130624-0064410, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all matters appearing on the plan of record in Book 57, page 11, said Register's Office, the zoning and subdivision regulations of the appropriate governmental body, and 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~~ Rutherford
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 15th day of December, 2015.

Julie Burns
Affiant

Becky Jones
Notary Public

My Commission Expires: 3-22-16

BECKY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

This is improved property known as 301 Hancock Street, Nashville, Davidson County, Tennessee 37207.

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 15th day of December, 2015.

D219, LLC

By: _____

Printed Name: James Pfeffer
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

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 D219, LLC as the Chief Manager of D219, 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 D219, LLC.

Witness my hand and official seal this 15th day of December, 2015.

Becky Jones
NOTARY PUBLIC

My Commission Expires: 3-22-16

BECKY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY