STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Sworn to and subscribed before me this 15th day of January, 2016.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

BILL GARRETT, Davidson County
Trans:T20160005378 DEEDQC
Recvd: 01/20/16 14:40 2 pgs
Fees:12.00 Taxes:0.00
20160120-0005932

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Tennessee Avenue Development LLC 7003 Old Clarksville Pike Joelton, TN 37080	Same	909107-0-110.0

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Tennessee Avenue Development LLC, a Tennessee limited liability company ("Grantor"), does this day transfer, quit-claim and convey unto Tennessee Avenue Development LLC, a Tennessee limited liability company ("Grantee") all of its right, title and interest in the property described herein below, being real property in Davidson County, Tennessee which is described as follows:

Land in Davidson County, Tennessee, being Lot No.'s 1310 and 1312 of Block 186, on the map of No. 1 Plan West Nashville, of record Plat Book 57, pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee limited liability company by Deed from Linda Saunders of record in Instrument No. 20151230-0131194, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 5407 Tennessee Avenue, Nashville, Tennessee 37209.

And now, said Tennessee Avenue Development LLC, for the express purpose of *re-establishing the original lot lines and having distinct map and parcel numbers* assigned to Lots Nos. 1310 and 1312 of Block 186, on the map of No. 1 Plan West Nashville, of record Plat Book 57, pages 74 and 75, Register's Office for said County hereby convey, remise, release and forever quitclaim unto Tennessee Avenue Development LLC, its successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

BOX 10-A

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of January, 2016.

TENNESSEE AVENUE DEVELOPMENT, LLC

BY: _____
John E. Coleman, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John E. Coleman, Jr.with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Chief Manager of Tennessee Avenue Development, LLC the within named bargainor, a limited liability company and that he as Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and seal this 15th day of January, 2016.

_____
Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019