BILL GARRETT, Davidson County
Trans:T20160016191 DEEDQC
Recvd: 02/29/16 09:32 3 pgs
Fees:17.00 Taxes:0.00
20160229-0018756

THIS INSTRUMENT PREPARED BY:

Magnolia Title & Escrow, Inc.

1104 Fatherland St.

Nashville, TN 37206

Address New Owner(s)
Jan L. Watson
221 Lewisburg Avenue
Franklin, Tennessee 37064

Send Tax Bills To:
Jan L. Watson
221 Lewisburg Avenue
Franklin, Tennessee 37064

Map & Parcel No.: 82-12-103.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Teesdale Properties, LLC, a Tennessee limited liability company**, ("Grantor") does hereby quitclaim and convey unto **Jan L. Watson** ("Grantee"), his heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision of part of the Home Block in Neill S. Brown's Addition of record in Plat Book 2, Page 100, in Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 50 feet on the Westerly side of North 9th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed by Warranty Deed from JH101, LLC, a Tennessee limited liability company to Teesdale Properties, LLC, a Tennessee limited liability company, as recorded on the 23rd day of December, 2015 in Instrument No. 20151223-0129433, Register's Office for Davidson County, Tennessee.

This is property known as **210 N. 9th Street, Nashville, Tennessee 37206**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 **day of February, 2016**.

Teesdale Properties, LLC

By: Jan L. Watson
Its: 2.25.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lesa Foreman, a Notary Public in and for said state and county, Jan Watson, with whom I am personally acquainted, and who acknowledged that he is the A member of Teesdale Properties, LLC, a Tennessee limited liability company, the bargainor, and that he as such member executed the within instrument for the purposes therein contained, by signing the name of the Company by himself as member.

WITNESS my hand and seal at office this 25 day of February, 2016.

Foreman
NOTARY PUBLIC

My Commission Expires:

LESA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 8, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0.00**.

AFFIANT

Subscribed and sworn to before me, this 25 **day of** February, **2016**.

NOTARY PUBLIC

My Commission Expires:

LESA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 8, 2016