BILL GARRETT, Davidson County
Trans:T20160018162 DEEDQC
Recvd: 03/04/16 15:18 2 pgs
Fees:12.00 Taxes:0.00
20160304-0021122

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THIS PARCEL INTO TWO SEPARATE TAX PARCELS WITH SEPARATE TAX PARCEL IDENTIFICATION NUMBERS

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
J Core Properties, LLC 1100 Willis Branch Road Goodlettsville, TN 37072	New Owner	Part of 071-15-0-246.00

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, **J Core Properties, LLC,** by these presents do hereby quitclaim and convey unto **J Core Properties, LLC,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of the Highland Land Cos Subdivision, of record in Book 421, page 14, 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 J Core Properties, LLC, a Tennessee limited liability company, by deed from Percy Eugene Waters and wife, Irene Catlett Waters, of record at Instrument No. 20160202-0010287, in the Register's Office for Davidson County, Tennessee, dated February 1, 2016 and recorded on February 2, 2016.

This is improved property known as part of 1318 Lischey Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2nd day of MARCH, 2016.

Affiant

My commission expires: 7-3-17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd day of March, 2016.

J CORE PROPERTIES, LLC

By: Harry Jason Phillips

Name: Harry Jason Phillips

Title: Chief Manager

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 Harry Jason Phillips, 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 Chief Manager of J Core Properties, LLC, a Tennessee Limited Liability Company, and that he/she, 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 2nd day of March, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017