BILL GARRETT, Davidson County
Trans:T20160020788 DEEDQC
Recvd: 03/14/16 14:52 2 pgs
Fees:12.00 Taxes:0.00
20160314-0024143

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:
Blackacre Development Company, LLC 465 Henslee Drive, Unit C-1 Dickson, TN 37055	New Owner	Part of 10504000400

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, **Blackacre Development Company, LLC,** by these presents do hereby quitclaim and convey unto **Blackacre Development Company, 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. 404 on the Plan of Maury & Claiborne's Addition of record in Plat Book 21, Page 84 and 85, 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 Blackacre Development Company, LLC, a Tennessee limited liability company, by deed from Southern States Property, LLC, a Tennessee limited liability company, of record at Instrument No. 20160222-0016900, in the Register's Office for Davidson County, Tennessee, dated February 17, 2016 and recorded on February 22, 2016.

This is improved property known as part of 18 Claiborne Street, Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11th 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 8th day of March, 2016.

Blackacre Development Company, LLC

Jason L. Epley, President

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 Jason L. Epley, 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 of Blackacre Development Company, 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 8th day of March, 2016.

Laura K. Newberry
Notary Public

