BILL GARRETT, Davidson County
Trans:T20160021852 DEEDQC
Recvd: 03/17/16 10:28 2 pgs
Fees:12.00 Taxes:0.00
20160317-0025306

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **PLR PROPERTIES, LLC** | **SAME** | **060-16-0-160.00** |
| (NAME) **4117 HILLSBORO PIKE, SUITE 103-305** | (NAME) | **060-16-0-159.00** |
| (ADDRESS) **NASHVILLE, TN 37215** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DELLWAY GP, A TENNESSEE GENERAL PARTNERSHIP,** BY THESE PRESENTS DO REMISE, RELEASE QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 248 and 249, as shown on the map entitled Final Plan of Joywood Heights, Section II, of record in Plat Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 248 and 249 front together 120 feet on the southerly side of Dellway Avenue and run back 236.1 feet on the westerly line and 257.8 feet on the easterly line to a dead line, measuring 121.8 feet thereon.

Being the same property conveyed to DELLWAY GP, a Tennessee General Partnership, from GRAND CANYON PROPERTIES, LLC, a Tennessee Limited Liability Company, by deed dated April 9, 2015 of record in Instrument No. 20150409-0031441, Register's Office for Davidson County, Tennessee.

Unimproved ( X )
This is improved( X ) property known as **060-16-0-159 DELLWAY DRIVE & 126 DELLWAY DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of February, 2016.

**DELLWAY GP**

**By: RBP Properties, LLC – Partner**

**By: Brett Simpson, Admin. Member/Sole Member**

**By: PLR Properties LLC - Partner**

**By: William Simpson, Admin. Member**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Brett Simpson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Admin. Member/Sole Member of **RBP PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **RBP PROPERTIES, LLC** to be a **GENERAL PARTNER OF DELLWAY GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

WITNESS my hand and seal at office, this 26 day of February, 2016.

Notary Public:

My Commission Expires: 11-5-2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for said county and State, **William Simpson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Admin. Member of **PLR PROPERTIES LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **PLR PROPERTIES LLC** to be a **GENERAL PARTNER OF DELLWAY GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

WITNESS my hand and seal at office, this 26 day of February, 2016.

Notary Public:

My Commission Expires: 11-5-2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON