BILL GARRETT, Davidson County
Trans:T20160024850 DEEDQC
Recvd: 03/28/16 15:24 2 pgs
Fees:12.00 Taxes:0.00
20160328-0029039

THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Urban Core Homes II, LLC 4212 Murphy Road Nashville, TN 37209	New Owner	08115012800 (part of)

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, **Poplar Street Properties, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Urban Core Homes II, LLC, a Tennessee Limited Liability Company,** 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. 3 on the Plan of Re-Plat of Lots 67, 68, & a Portion of Lot 69 on the Map of J.M., and G.W. Harding's Addition to Nashville of record in Instrument No. 20160309-0022704, 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 the same property conveyed to Fannie B. Tomlinson and son, L.B. Tomlinson by Warranty deed from E.W.D. Isaac and wife, Minnie M. Isaac of record in Book 1349, page 89, Register's Office for Davidson County, Tennessee, dated December 10, 1945 and recorded on December 28, 1945. Fannie B. Tomlinson died January 1, 1965, leaving her sole heir-at-law, Leonard B. Tomlinson.

Leonard B. Tomlinson died June 5, 1978, his last will and testament admitted to Probate on June 14, 1979 in the Probate Court for Davidson County, Tennessee, Docket No. 67360. Said Will named his surviving spouse, Aline Tomlinson, as the sole beneficiary of his estate.

Aline Tomlinson died May 19, 2013, her last will and testament admitted to Probate March 23, 2015 in the Probate Court for Davidson County, Tennessee, Docket No. 15P489. She devised all of her property to her friend, Frances Sanders.

Being part of the same property conveyed to Gladlion, LLC by Warranty deed from Estate of Aline Tomlinson of record in Instrument No. 20150526-0047868 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 26, 2015.

Being part of the same property conveyed to Poplar Street Properties, LLC by Warranty deed from Gladlion, LLC of record in Instrument No. 20150526-0047869 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 26, 2015.

This is improved property also known as 1911 Formosa Street, Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23rd day of March, 2016.

Affiant

My commission expires:
(Affix Seal)

7-2-18

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of March 2016.

Poplar Street Properties, LLC, a Tennessee Limited Liability Company

By: MEMBER
Name: Troy Stackhouse
Title: Sole Member

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 Troy Stackhouse, 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 Sole Member of Poplar Street Properties, LLC, 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 23rd day of March, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018