THIS INSTRUMENT PREPARED BY: ***Keith Gordon, Attorney at Law*** ***BPR # 028391*** **Lodestone Legal Group, PLLC** *256 Seaboard Lane* *Suite E-106* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties.	*STATE OF TENNESSEE]* *COUNTY OF* DAVIDSON] *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Gail Wales *Affiant* *Sworn to and subscribed before me this* 4TH *day of January, 2016.* *Notary Public* ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner: Three Beans, LLC 200 Carden Ave Nashville, TN 37205
Send Tax Bills To: Same
Street Address of Subject Property: — **Map and Parcel:** 1024 Lischey Ave Nashville, TN 37207 — 082030384.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Three Beans Properties,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Three Beans, LLC,** hereinafter called "**GRANTEE,**" it heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

See Exhibit A Attached

BILL GARRETT, Davidson County
Trans:T20160026101 DEEDQC
Recvd: 03/31/16 12:48 3 pgs
Fees:17.00 Taxes:0.00
20160331-0030566

Being the same property conveyed to Three Beans Properties, LLC, by Quitclaim Deed from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa, dated June 20, 2008, Instrument Number 20080624-0065094, Register's Office for Davidson County, TN.

This is improved property known as **1024 Lischey Ave, Nashville, TN 37207**

WITNESS my hand this ___th day of January, 2016.

Gail Wales, Managing Partner, Three Beans Properties

_____, **Managing Partner, Three Beans Properties**
GRANTOR

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gail Wales, **Managing Partner, Three Beans Properties,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Davidson County, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 3-10-2019

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sharpe and Horn's First Addition, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13, a corner lot, fronts 50 feet on the westerly margin of Lischey Avenue, formerly North Avenue, and extends back between parallel lines along the southerly margin of Evanston Avenue, formerly Childress Avenue, 153 feet to an alley.

Also conveyed herewith is all of grantor's right, title and interest, if any, in the strip of land 5 feet in width lying east of and adjacent to the above-described lot, which was created by the diminution of the right-of-way of Lischey Avenue, formerly North Avenue, from 60 feet to 50 feet in width. Grantors make no warranties as to the ownership of said 5-foot strip.