STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 8 day of April, 2016.

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

BILL GARRETT, Davidson County
Trans: T20160029042 DEEDQC
Recvd: 04/11/16 09:34 2 pgs
Fees: 12.00 Taxes: 0.00
20160411-0034261

This Instrument Was Prepared By:
Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNER:
JB Partners
884 Van Leer
Nashville, TN 37220

SEND TAX BILLS TO:
Same

MAP & PARCEL:
104-01-0-331.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, JB Partners, a Tennessee general partnership, does hereby convey, remise, release and quitclaim unto JB Partners, a Tennessee general partnership, its successors and assigns, the following described parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots 85 and 86, WEST END PARK TERRACE, as shown on plat of record in Plat Book 547, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JB Partners, GP, a Tennessee general partnership by Warranty Deed from Ryan Hurd and Brittany Hurd, husband and wife, of record in Instrument No. 20160411-0034260, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, the said JB Partners, a Tennessee general partnership, for the purpose of re-establishing the original lot lines on the Lots 85 and 86, WEST END PARK TERRACE, as shown on plat of record in Plat Book 547, Page 36, Register's Office for Davidson County, Tennessee and having a distinct map and parcel number assigned to Lots 85 and 86, WEST END PARK TERRACE, as shown on plat of record in Plat Book 547, Page 36, hereby convey, remise, release and forever quitclaim unto JB Partners, a Tennessee general partnership, its successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS hands this 8th day of April, 2016.

JB Partners, GP

BY: _____
Bryan P. Church, General Partner

BY: _____
Jason Keckley, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bryan P. Church and Jason Keckley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be general partners of JB Partners, the within named bargainor, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and seal at office in Nashville, Tennessee this 8th day of April, 2016.

_____
Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019