BILL GARRETT, Davidson County
Trans:T20160030189 DEEDQC
Recvd: 04/14/16 08:44 2 pgs
Fees:12.00 Taxes:0.00
20160414-0035603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2016

Nancy E. Hopson
NOTARY PUBLIC

My Commission Expires: My Comm. Expires September 10, 2018

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LFM Real Estate, LLC C/O Dan Shockley 1312 3rd Avenue N. Nashville, TN 37208	LFM Real Estate, LLC C/O Dan Shockley 1312 3rd Avenue N. Nashville, TN 37208	082-09-0-213.00 082-09-0-491.00 082-09-0-492.00

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

NEIGHBORHOODS RESOURCE CENTER, A NON-PROFIT CORPORATION

By these presents do remise, release and QUITCLAIM unto

LFM REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

all of my right, title and interest in a certain tract or parcel of land in White County, Tennessee, described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 1 and 2 of the Resubdivision of a Part of Lots 9 & 10, Plan of H.W. McGavock's Addition to Nashville, as of record in Instrument Number: 20051104-0133879, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the easterly right-of-way line of 3rd Avenue North, 49.5 feet, at a corner common with Lot 3 of said Resubdivision of a Part of Lots 9 & 10, Plan of H.W. McGavock's Addition to Nashville, also being the property of Fresh Capital Acquisitions, LLC, as of a record in Instrument Number: 20151016-0105759, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of 3rd Avenue North, North 27 deg 02 min 05 sec West, 148.29 feet to an iron rod set at a corner common with the property of O.I.C. Homes at 1318 3rd Avenue North, as of record in Instrument
Number: 20130613-0060494, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 3rd Avenue North with the southerly property line of O.I.C. Homes at 1318 3rd Avenue North, North 62 deg 58 min 06 sec East, 134.34 feet to an existing iron rod in the westerly right-of-way line of Alley #505, 16 feet in width;

Thence with the westerly right-of-way line of Alley #505, South 27 deg 01 min 47 sec East, 149.23 feet to an existing iron rod, at a corner common with said Lot 3;

Thence leaving the westerly right-of-way line of Alley #505, with the northerly property line of said Lot 3, South 63 deg 22 min 05 sec West, 134.33 feet to the POINT OF BEGINNING. Containing 19,983 square feet or 0.459 acres more or less.

Being the same property conveyed to NEIGHBORHOODS RESOURCE CENTER by deed from METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TN, of record in Instrument No. 20070612-0070227, dated June 8, 2007, said Register's Office.

Being the same property conveyed to NEIGHBORHOODS RESOURCE CENTER, A TENNESSEE NON-PROFIT CORPORATION, by deed from LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080122-0006732, dated January 18, 2008, said Register's Office.

Wherever 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 my hand this 13 day of April, 2016.

NEIGHBORHOOD RESOURCE CENTER,
A non-profit corporation

By: Mark A. Wright, Chairman of the Board of Directors

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mark A. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of the Board of Directors of, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chairman of the Board of Directors.

Witness my hand, at office, this 6 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY