THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED ARE MADE HEREIN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Winward Properties, Inc. and Matthew Strader 3208 Winward Lane Franklin, TN 37064	Same as Owner	071 14 041.00

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

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 on this the 9th day of ~~February~~ April, 2016.

NOTARY PUBLIC

My Commission expires: 9/18/2018

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160030886 DEEDQC
Recvd: 04/15/16 12:35 3 pgs
Fees:17.00 Taxes:0.00
20160415-0036411

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, **WINWARD PROPERTIES, LLC, and MATTHEW STRADER,** hereby convey to **WINWARD PROPERTIES, LLC and MATTHEW STRADER,** all our interest in and to the following land, to wit:

LAND in Davidson County, TN, being the remainder of Lot No. 6 on the Plan of W. G. Bush Tract, as of record in Plat Book 421, Page 24, Registers' Office for Davidson County, TN, according to a survey by Rocky Montoya, Surveyor, TN. RLS 697, known as Job 15-08-35, and described as follows:

BEGINNING at an iron rod (old) in the West margin of Fern Avenue, said point being the Southeast corner of Lot No. 7, the Northeast corner of Lot No. 6; thence with the South margin of Fern Avenue South 09 deg. 00 min. 17 sec. East 50.22 feet to an iron rod (old), said point being in the Northwest corner of an alley; thence with the North line of said alley South 69 deg. 33 min. 02 sec. West 57.50 feet to an iron rod (new); thence with the West line of the alley and the West line of Lot 42 on the Plan of J. B. Haynie's Grove Plan of record in Plat Book 57, Page 64, RODC, TN South 11 deg. 44 min. 47 sec. West 103.77 feet to an iron rod (new), this is the point of beginning for this described parcel; thence along the West line of Lot No. 42, the West margin of Birch Avenue, and part of Lot No. 28 on the Plan of J. B. Haynie's Grove Plan as stated above, South 11 deg. 44 min. 47 sec. West 151.42 feet to an iron rod (new), said point being the Northeast corner of Mid-South Produce Distributors, LLC as of record in Instrument No. 20020710-0082991, RODC, TN; thence with said owner and the South line of this tract South 88 deg. 14 min. 47 sec. West 105.99 feet to a point, said point being the Southeast corner of Lot No. 5 on the Plan of the W. G. Bush Tract of record in Plat Book 421, Page 24, RODC, TN; thence with the East line of Lots 5, 4 and 3 of said subdivision, the West line of this tract North 03 deg. 21 min. 17 sec. East 159.23 feet to an iron rod (new), said point being th Northeast point of Lot No. 3 of said subdivision, the South side of an alley, the Northwest corner of this tract; thence with said alley, the South line of Lot No. 6 on the Plan of W. G. Bush Subdivision, the North line of this tract, South 86 deg. 38 min. 43 sec. East 127.66 feet to the point of beginning, containing 17,965.98 square feet (0.41 acres), more or less.

BEING a portion of the property conveyed to WINWARD PROPERTIES, INC. and MATTHEW STRADER by Quitclaim Deed dated August 19, 2015, and executed by WINWARD PROPERTIES, INC., a Tennessee Corporation and MATTHEW STRADER and recorded as Instrument No. 20150819-0083583, and by Scrivener's Affidavit recorded as Instrument No. _____, and Instrument No. _____, said Registers' Office.

This is unimproved property known as 0 ~~Fern~~ Birch Avenue, Nashville, TN 37207. MS

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

WITNESS, my hand, this 4th day of ~~February,~~ April 2016. MS

WINWARD PROPERTIES, INC., a
Tennessee Corporation

By _____
MATTHEW STRADER

_____
MATTHEW STRADER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Matthew Strader, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~9th~~ kwm Davidson, County, TN, this the 9th day of ~~February~~ April kwm, 2016.

Kitty W. Martin
NOTARY PUBLIC

My Commission Expires: 9/18/2018

KITTY W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, appeared, Michael Strader, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner or other officer authorized to execute the instrument of the Winward Properties, LLC, the within named bargainor, a limited liability company, and that Matthew Strader, as such Partner, executed the foregoing instrument for the purposes contained, by signing the name of the Limited Liability Company by himself as Partner.

WITNESS my hand and official seal at Davidson Co, Nashville TN, this the 15th day of ~~February~~ kwm April, 2016.

Kitty W. Martin
Notary Public

My Commission Expires: 9/18/2018

KITTY W. MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY