Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160037582 DEEDQC
Recvd: 05/05/16 14:34 2 pgs
Fees:12.00 Taxes:0.00
20160505-0044756

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 this 5th day of May, 2016.

Notary Public
My commission expires: 6/27/2018

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Company	New Owner	104-01-0
5129 Illinois Avenue		462.00
Nashville, TN 37209		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jenkins Development Company, LLC**, a Tennessee limited liability company hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of its right, title and interest unto **Kyle Felts and Jenkins Development Company, LLC,** as tenants in common hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jenkins Development Company, LLC by Quitclaim Deeds from Jenkins Development Company, LLC, dated September 9, 2015 of record in Instrument No. 20150909-0091702, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Jenkins Development by Warranty Deed from Travis A. Waters and Whitney G. Waters, dated September 9, 2015 of record in Instrument No. 20150909-0091591, consideration of $250,000.00, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **408 A Saint Francis Avenue, Nashville, TN 37205.**

Witness my/our hands this 5th day of May, 2016.

Jenkins Development Company, LLC,
a Tennessee limited liability company

By: _____
Billy Joel Jenkins
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Joel Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Jenkins Development Company, LLC and that he is authorized by Jenkins Development Company, LLC to execute this instrument on its behalf by himself as such Member.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2016.



_____
D. Shayne Adair, Notary Public
State of Tennessee at Large

My Commission Expires: 06/24/18

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.