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

Correcting # 20160415-0036410

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	0714 0 009.00

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 6th day of May day of ~~February~~ kwm, 2016.

NOTARY PUBLIC

My Commission expires: 9/18/2018

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20160037909 DEEDQC
Recvd: 05/06/16 12:58 3 pgs
Fees: 17.00 Taxes: 0.00
20160506-0045140

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~~ INC and MATTHEW STRADER,** all our interest in and to the following land, to wit: MS

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 this lot; thence with the West 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); thence with the South line of this lot North 86 deg. 38 min. 43 sec. West 117.66 feet to an iron rod (old) on the East line of an alley; thence with said alley North 03 deg. 21 min. 17 sec. East 136.63 feet to an iron rod (old), said point being the Southwest corner of Lot No. 7; thence with the common line of Lots 7 and 6, North 80 deg. 59 min. 21 sec. East 178.81 feet to the point of beginning, containing 22,036.39 square feet (0.51 acres), more or less.

BEING a portion of the property conveyed to WINWARD PROPERTIES, LLC 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 Avenue, Nashville, TN 37207.

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

WITNESS, my hand, this 6 day of ~~February~~ MS May 2016.

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 Davidson, County, TN, this the 6th day of ~~February~~ May, 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, Matthew 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 Agent 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 Agent, executed the foregoing instrument for the purposes contained, by signing the name of the Limited Liability Company by himself as Agent.

WITNESS my hand and official seal at Davidson Co. TN, this the 6th day of ~~February~~, 2016.

May
Kwm

Kitty W. Martin
Notary Public

My Commission Expires: 9/18/2018

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY