BILL GARRETT, Davidson County
Trans:T20160039021 DEEDQC
Recvd: 05/10/16 15:30 5 pgs
Fees:27.00 Taxes:0.00
20160510-0046516

PREPARED BY AND RETURN TO:
Jackson & Associates
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
4204 Properties, LLC P.O. Box 90391 Nashville, TN 37209	New Owner

TAX MAP - PARCEL NUMBERS: 091-120-17800 ; 091-120-18200 ; 091-120-18600 ; 091-160-15800 ; 091-160-15900 ; 091-160-16100

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **L and L Properties, a General Partnership, its successors** and assigns, have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **4204 Properties, LLC, its successors and assigns**, all right, title and interest in and to the following described property lying in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1:

This property commonly known as: 408 43rd Avenue N, Nashville, TN 37209

Land in Davidson County, Tennessee, being more particularly described as follows: Being the westerly 18 feet of the southerly 50 feet of Lot No. 118 and the southerly 50 feet of Lots Nos. 120, 122 and 124 of Block No. 21, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County. Said part of Lots Nos. 118, 120, 122 and 124 fronts 50 feet on the easterly side of 43rd Avenue North, formerly Second Street, and runs back between parallel lines, with the northerly margin of an alley, 98 ½ feet to the dead line.

Being the same property conveyed to L and L Properties, a Tennessee General Partnership by Warranty Deed from Charles La Rue, Sr., and Ruth La Rue, dated February 19, 2004, recorded February 27, 2004 of record in Instrument 20040227-0022467, Register's Office for Davidson County, Tennessee.

Tract 2:

This property is commonly known as: 4203 Alabama Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot Nos. 112 and 114 of Block 21, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 112 and 114 adjoin and front together 50 feet on the south side of Alabama Avenue and run back between parallel lines, Lot No. 112 running back along the westerly margin of an alley 150 feet to another alley in the rear.

Being the same property conveyed to L & L Properties, a Tennessee General Partnership, by Warranty Deed from Fay Hunt, Conservator for Ona M. Manning, dated November 1, 2006, recorded November 3, 2006, of record in Instrument 20061103-0137343, Register's Office for Davidson County, Tennessee.

Tract 3:

This property is commonly known as: 407 42nd Ave N, Nashville, TN 37209

Land in Davidson County, being lots Nos. 14, 16, 18 and 20, Block 3, on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Being part of the same property conveyed to L & L Properties, a Partnership, by Warranty Deed from Arthur J. Thompson, dated February 25, 2004, recorded February 25, 2004, of record in Instrument 20040225-0021542, Register's Office for Davidson County, Tennessee.

Tract 4:

This property is commonly known as: 405 42nd Avenue N, Nashville, TN 37209

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 4, 6, 8, 10 and 12 of Block No. 1, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lots join and front together 125 feet on the westerly side of 42nd Avenue, North, formerly First Street, and run back between parallel lines with the southerly margin of an alley 105.5 feet to an alley in the rear.

Being part of the same property conveyed to L and L Properties, a Tennessee General Partnership by Warranty Deed from Donald L. Loftis and wife, Jessica L. Loftis, dated

April 1, 2004, recorded April 2, 2004, of record in Instrument 20040402-0037283, Register's Office for Davidson County, Tennessee.

Tract 5:

This property is commonly known as: 4206 Charlotte Avenue, Nashville, TN 37209

Lot Nos. 111, 113 and 115 of Block No. 19, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75. Register's Office for Davidson County.

Said Lots Nos. 111, 113 and 115 fronting together 75 feet on the northerly side of Charlotte Ave and run back between parallel lines with the westerly margin of an alley, 150 feet to an alley in the rear.

Being part of the same property conveyed to L and L Properties, a Tennessee General Partnership by Warranty Deed from Donald L. Loftis and wife, Jessica L. Loftis, dated April 1, 2004, recorded April 2, 2004, of record in Instrument 20040402-0037283, Register's Office for Davidson County, Tennessee.

Tract 6:

This property is commonly known as: 4208 Charlotte Avenue, Nashville, TN 37209

Lots Nos. 117 and 119 of Block 19 on Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 117 and 119 fronting 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to L and L Properties, a Tennessee General Partnership by Warranty Deed from Donald L. Loftis and wife, Jessica L. Loftis, dated April 1, 2004, recorded April 2, 2004, of record in Instrument 20040402-0037283, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND on this the 10th day of May, 2016.

BY: _____
Donald Loftis, General Partner

BY: _____
James Loftis, General Partner

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, DONALD LOFTIS and JAMES LOFTIS, with whom I am personally acquainted (or proved identity with satisfactory evidence) and upon oath acknowledged themselves to be General Partners of L and L Partners, and that as such general partners, they executed the foregoing instrument for the purposes therein.

WITNESS MY HAND AND OFFICIAL SEAL, this the 10th day of May, 2016.

My commission expires: 03/17/2020

_____
Notary Public (Seal)

NANETTE LYNCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 10th day of May, 2016.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 10th day of May, 2016.

My commission expires: 03/17/2020

Notary Public (Seal)

NANETTE LYNCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY