BILL GARRETT, Davidson County
Trans:T20160045278 DEEDQC
Recvd: 05/31/16 08:18 3 pgs
Fees:17.00 Taxes:0.00
20160531-0054043

THIS INSTRUMENT PREPARED BY: **Elizabeth Petterson, Esq.** **2711 9th Ave S.** **Nashville, TN 37204**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10 day of May, 2016. Notary Public My Commission Expires: 3 July 2017

HANNA GRITSAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
John Brent Smith 2711 9th Avenue South Nashville, TN 37204	New Owner	13209001800/

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **LIGHTFOOT GRAHAM DEVELOPMENT, a Tennessee limited liability company** ("Grantor"), has this day quitclaimed, transferred and conveyed to **JOHN BRENT SMITH** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the Southerly 76 and ½ feet of Lot No. 4 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, Surveyor, as follows:

Being at a point in the center of Lea Avenue, now known as Lealand Lane, North 2 degrees 30 minutes East 600 feet from the center of Battery Road, the Northeast corner of Lot No. 3 on said Plan; thence North 2 degrees 30 minutes East, with the center of said Lea Avenue, now known as Lealand Lane 76 and ½ feet; thence Westerly parallel with and 23 and ½ feet Southerly from the line of Lot No. 5 on said Plan, 213 feet, more or less, to a dead line; thence Southerly 76 and ½ feet to the Northwest corner of said Lot No. 3; thence Easterly with the line between said Lots Nos. 3 and 4, 213.68 feet to the point of beginning.

Being the same property conveyed to Lightfoot Graham Development, LLC by Warranty Deed from Whitney Frazier Earnest and Carl Cullen Earnest, married as recorded on the 19th day of April, 2016 in Instrument No. 20160419-0037877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; and Subject to Right-of-way of Lealand Lane.

This is improved property known as: 4423 Lealand Lane, Nashville TN 37204

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is subject to all liens, restrictions, conditions, easements and other matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2016.

LIGHTFOOT GRAHAM DEVELOPMENT

By: _____
John Brent Smith, President of Lightfoot Graham Development, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Brent Smith, with whom I am personally acquainted, and who acknowledged that he is the President of Lightfoot Graham Development, LLC ("LGD"), and as President of LGD, is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of May, 2016.

_____
Notary Public

My Commission Expires: 3 July 2017

HANNA GRITSAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE STATE OF TENNESSEE



To All Who Shall See These Presents ... Greetings:
Know Ye, That, whereas the Legislative Body of Davidson County
at its July 2013 meeting appointed

HANNA GRITSAK
State of Tennessee Notary Public

Now Therefore, I, Bill Haslam, Governor of the State of Tennessee, do hereby certify that said HANNA GRITSAK
a Notary Public for the State of Tennessee is authorized to act in any County in the State of Tennessee
until the expiration of the term on Monday, July 3, 2017.

In Witness Whereof, I, Bill Haslam, Governor and Tre Hargett, Secretary of State, hereto,
affixed our hand and the Great Seal of the State in Nashville on Wednesday, July 3, 2013.



Bill Haslam, Governor

Tre Hargett, Secretary of State