THIS INSTRUMENT PREPARED BY:
Talbott P. Ottinger, Esq.
MCKENZIE LAIRD, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 06/08/16 09:39 4 pgs
Fees:22.00 Taxes:0.00
20160608-0057707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn before me this 6th day of June, 2016.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Address of New Owners:	Send Tax Bills To:	Map and Parcel:
3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owners	092 11 0 369.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Clifton Avenue Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Thomas Land Deleot, Jr.**, a married man, **Harry Johnson Phillips III**, an unmarried man, and **John Ward**, a married man, each owning a one-third (1/3) undivided interest as tenants in common ("**Grantees**"), certain improved real property located at **2400 Clifton Ave, Nashville, Davidson County, Tennessee 37209**, as more particularly described on Exhibit A hereto.

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 6th day of June, 2016.

Clifton Avenue Partners, LLC

By: _____
Land Deleot, President

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

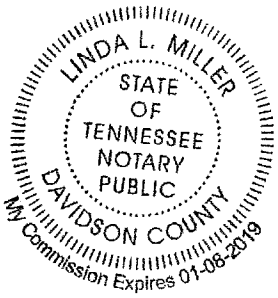
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Land Deleot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Clifton Avenue Partners, LLC, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 6 day of June, 2016.

Notary Public

My Commission Expires: December 27, 2017

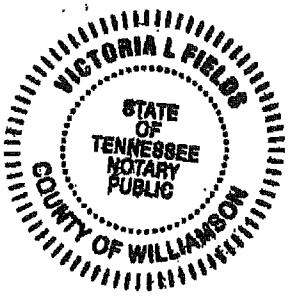


EXHIBIT A

Legal Description

TRACT I

Beginning at an iron rod in the northern right of way of Clifton Avenue, said point being the southeastern corner of the herein described tract and the southwestern corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC, being North 83°34'55" W, 30.50 feet from the northwest right of way of the railroad crossing Clifton Avenue;

Thence, with the north right of way of Clifton Avenue, N83°34'55" W, 113.62 feet to an iron rod at the southeast corner of the Mt. Nebo Baptist Church property as described in Deed Book 2280 Page 510 RODC; Thence, leaving said right of way, N07°19'52" E, 202.50 feet to an iron rod at the centerline of the terminus of Pearl Street; Thence, with the old centerline of Pearl Street, S82°53'24" E, 25.00 feet to an iron rod; Thence, N07°19'52" E, 202.50 feet to an iron rod in the southern right of way of Merry Street at the northeast corner of the John Hays' property as described in Instrument 20050103-0000634 RODC; Thence, with said right of way, S83°41'14" E, 206.80 feet to an iron rod at the northwest corner of the R M Dixon Real Estate property as described in Instrument 20110805-0060509 RODC; Thence, with Dixon's west line the next four calls, S06°56'40" W, 193.17 feet to an iron rod; Thence, S15°57'46" W, 97.73 feet to an iron rod; Thence, S44°28'05" W, 31.60; Thence, S50°18'54" W, 125.74 feet to the point of beginning and containing 80,929 square feet or 1.858 acres.

TRACT II

An easement for ingress and egress to Tract I for all purposes, on and over a tract of land being part of Lot Nos. 27 and 29 on the Joseph W. Bell Plan of record in Book 21, page 13, Register's Office for Davidson County, Tennessee and part of "closed" 24th Avenue North, declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and being more particularly described according to a property survey by John Kohl and Company, P.C., dated November 4, 1983, and revised November 10, 1983, as follows:

Beginning at a point in the Northerly margin of Clifton Avenue, at the Northwest intersection of the Illinois Central Railroad property and Clifton Avenue; thence with the Northerly margin of Clifton Avenue, N83°02'49"W, 30.51 feet to a point; thence N50°18'54"E, 125.74 feet to a point; thence N44°28'04"E, 31.60 feet to a fence post, said point being the Southwest corner of the above described Tract I; thence S65°17'05"E, 47.70 feet to a fence post in the Northwest margin of the Illinois Central Railroad property; thence with the Northwest margin of said Railroad property, S56°43'26"W, 157.82 feet to the point of beginning.

Being same property conveyed to Clifton Avenue Partners, LLC, a Tennessee limited liability company by Warranty Deed from Jefferson A. Gorin, individually, Thomas H. Gorin, individually, Thomas H. Gorin, Trustee pursuant to the Last Will and Testament of Alfred Gorin and Leah G. Delozier, individually dated January 20, 2015 and recorded on January 22, 2015 in Instrument No. 20150122-0006369 as corrected by that certain Correction Warranty Deed recorded on June 7, 2016 in Instrument No. 20160607-0057406 and by Quitclaim Deed from Jeffery A. Gorin, individually, Thomas H. Goin, individually, Thomas H. Gorin, Trustee pursuant to the Last Will and Testament of Alfred Allen Gorin in Case No. 99-D1632, Probate Court for Davidson County, Tennessee, and Leah G. Delozier, individually to Clifton Avenue Partners, LLC, a Tennessee limited liability company, dated January 20, 2015 and recorded on January 22, 2015 in Instrument No. 20150122-0006370 and re-recorded on June 7, 2016 in Instrument No. 20160607-0057407, in the Register's Office for Davidson County, Tennessee.