BILL GARRETT, Davidson County
Trans:T20160049375 DEEDQC
Recvd: 06/10/16 12:44 2 pgs
Fees:12.00 Taxes:0.00
20160610-0059015

Address of New Owner:
TBC Development, LLC
1784 W. Northfield Blvd #294
Murfreesboro TN 37129

Record & Return to and
This Instrument Prepared By:
BERT W. MCCARTER, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130

Send Tax Statements To:
SAME

From Information Furnished By
The Parties

Map & Parcel: Portion of 081-03-0-132.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Building Co No 7, Inc., a Tennessee Corporation**, has/have this day bargained and sold and hereby conveys and quitclaims unto **TBC Development, LLC, a Tennessee Limited Liability Company,** its heirs and assigns, forever, all of its right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for "Homes at 2401 Middle Street, a Horizontal Property Regime with Private Elements" of record in Instrument Number 20160505-0044798, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Building Co No. 7, Inc. by Warranty Deed from L.A.N.D. Group, LLC, dated 2/24/16 and recorded 3/1/16 in Instrument Number 20160301-0019371; and part of the same property previously conveyed to L.A.N.D. Group, LLC by Warranty Deed from Dorothy Hyde, unmarried, dated 2/18/16 and recorded 2/19/16 in Instrument Number 20160219-0016099; and part of the same property previously conveyed to Dorothy Hyde by Warranty Deed from Earl Hawkins and Ray Barrett, a partnership d/b/a B & H Company, dated 11/3/77 and recorded 11/3/77 in Book 5218, Page 241, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of June, 2016

Building Co No 7, Inc., a Tennessee Corporation

BY: _____
Matthew John Millsap, President

STATE OF TENNESSEE)

:ss

COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Matthew John Millsap with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the President of Building Co No. 7, Inc. and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL, this the 3 day of June, 2016.

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Annemarie Cain

NOTARY PUBLIC

My Commission Expires: 2-20-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 3rd day of June, 2016

Annemarie Cain

NOTARY PUBLIC

My Commission Expires: 2-20-18

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY