BILL GARRETT, Davidson County
Trans:T20160049479 DEEDQC
Recvd: 06/10/16 15:35 4 pgs
Fees:22.00 Taxes:0.00
20160610-0059152

This Instrument prepared by and after recording return to:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jonathan Huddleston **711 Spence Lane** **Nashville, Tennessee 37217**	**Map 106** **Parcel 73**	**Same**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **701 JVH, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **JONATHAN HUDDLESTON**, a Tennessee resident, (the "Grantee"), and his successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtences, privileges, and easements, (the "Property") described as follows:

See Exhibit A, attached and incorporated herein.

This is improved property known as 711 Spence Lane, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever 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 caused this instrument to be dated and effective this 19th day of May, 2016.

[Signature page follows.]

[Signature page to Quitclaim Deed]

Grantor:

701 JVH, LLC

By: _____
Jonathan Huddleston, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jonathan Huddleston, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sole Member of 701 JVH, LLC, a Tennessee limited liability company, and being duly authorized to do so, executed the foregoing instrument by signing the name of the limited liability company, by himself as such Sole Member.

Witness my hand and notarial seal this 19 day of MAY, 2016.

(SEAL)

Notary Public

My commission expires: 10-8-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 31st day of May 2016.

NOTARY PUBLIC

My Commission Expires: 10/23/2016

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being Parcel 73 on the Tax Map 106, T.A.O.D.C., Tennessee and recorded in Deed Book 7297, Page 659, R.O.D.C., Tennessee and more particularly described in a survey by R. L. Montoya, Land Surveying, Inc. as follows:

Beginning at an iron pipe in the South West corner of this described parcel and in the East margin of Spence Lane, continuing along said margin, North 24 degrees, 42 minutes, 00 seconds, West 336.09 feet to an iron rod in the North West corner of said parcel, thence, North 72 degrees, 09 minutes, 15 seconds, East, 501.68 to an iron rod, thence in a North East direction, North 17 degrees, 50 minutes, 44 seconds, East, 30.68 feet to an iron rod, thence along the Northern Property Line, South 67 degrees, 50 minutes, 50 seconds, East, 635.80 feet to an iron rod in the North East corner of said parcel, thence South 9 degrees, 7 minutes, 24 seconds, West 234.29 feet to an iron pin, thence along the Southern Property Line, North 67 degrees, 05 minutes, 33 seconds, West, 676.35 feet to an iron pin, thence in a South West direction, South 21 degrees, 04 minutes, 40 seconds, West, 205.69 feet to an iron rod, thence continuing along said property line, North 65 degrees, 34 minutes, 37 seconds, West, 529.50 feet to the point of beginning.

Being the same property conveyed to 701 JVH, LLC, a Tennessee limited liability company, by deed recorded as Instrument No. 20150406-0029304 with the Davidson County Register of Deeds.