Davidson County DEEDQC
Recvd: 07/11/16 10:22 4 pgs
Fees:22.00 Taxes:0.00
20160711-0070517

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn before me this 8th day of July, 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 New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
212 Heady Drive Nashville, TN 37205	New Owners	104-08-0-412.00

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, CONVENT PLACE PARTNERS, LLC, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto Towery Holdings, LLC, a Tennessee limited liability company, owning an eighty percent (80%) undivided interest, and Elliott Kyle, a married man, owning a twenty percent (20%) undivided interest, as tenants in common ("**Grantees**"), certain improved real property located at 1518 16th Avenue South, Nashville, Tennessee 37212, 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.

* * *

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.

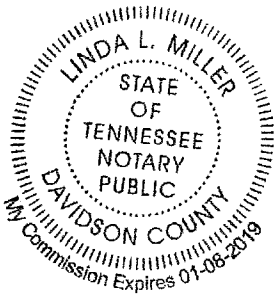
Talbott P. Ottinger

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



IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2016.

CONVENT PLACE PARTNERS, LLC

By: _____
McClain Towery, Chief Manager

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 McClain Towery, 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 Chief Manager of Convent Place Partners, LLC, and he is authorized by to execute this instrument on its behalf.

Witness my hand and official seal, at Nashville, Tennessee, this 8th day of July, 2016.

_____
Notary Public
My Commission Expires: 12/27/2017

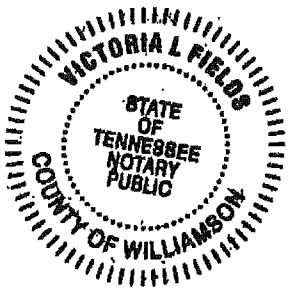


EXHIBIT A

Legal Description

Metro Map 104-08, Parcel 412

Being land in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being located between Horton Avenue and Wedgewood Avenue and between 16th Avenue and Villa Place, being Lot No. 2 as shown on the subdivision plat of Jennings property of record in Book 5210, page 129, R.O.D.C., Tennessee, said property being described according to a survey prepared by Barge, Waggoner, Sumner and Cannon, Inc., project number 3632000, dated March 17, 2016, being more particularly described as follows:

COMMENCING from a concrete monument found on the easterly right-of-way margin of 16th Avenue South (having a 70-feet wide right of way), said concrete monument being the southwest corner of Justin W. Leach and Kerry D. Leach of record in Instrument No. 20150717-0070000, and the northwest corner of Lot 1;

THENCE, with said margin S 09° 34' '23" W, 110.28 feet to an old one-half inch iron rod being a common corner with Lot 1 and Lot 2 of said plat of Jennings property, same being the TRUE POINT OF BEGINNNG of the herein described property;

THENCE, leaving said margin with the southerly line of Lot 1 S 80° 29' 46" E, 144.88 feet to a PK Nail set on the westerly right-of-way margin of Alley No. 438;

THENCE, leaving Lot 1 with said westerly right-of-way margin S 09° 34' 52" W, 64.72 feet to an old five- eighths inch iron rod being the northeast corner of O.I.C. Little 16 Condominiums of record in Instrument No. 20061204-0149247;

THENCE, leaving said right-of-way margin with the northerly line of said O.I.C. Little 16 Condominiums N 80° 34' 31" W, 144.87 feet to a concrete monument found on the aforementioned easterly right-of-way margin of 16th Avenue South;

THENCE, leaving O.I.C. Little 16 Condominiums with said easterly right-of-way margin N 09° 34' 23" E, 64.92 feet to the TRUE POINT OF BEGINNING.

Containing 9,391 square feet or 0.215 Acre, more or less.

Being the same property conveyed by Special Warranty Deed from Treadway Place, LLC, a Tennessee limited liability company to Convent Place Partners, LLC, a Tennessee limited liability company, as recorded on October 2, 2012 in Instrument No. 20121002-0089903 and Quitclaim Deed from Treadway Place, LLC, a Tennessee limited liability company to Convent Place Partners, LLC, a Tennessee limited liability company, as recorded on October 2, 2012 in Instrument No. 20121002-0089904, in the Register's Office of Davidson County, Tennessee.