BILL GARRETT, Davidson County
Trans:T20160069265 DEEDQC
Recvd: 08/10/16 11:41 3 pgs
Fees:17.00 Taxes:0.00
20160810-0083203

THIS INSTRUMENT PREPARED BY:
C. Hunter Kitchens, Esq.
421 Church Street
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Chapman Development, LLC 112 Mockingbird Road Nashville, TN 37205	SAME	081-11-0-599.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHAPMAN PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter the "Granter"), by these presents do hereby quitclaim and convey unto **CHAPMAN DEVELOPMENT, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all his/her/their right, title and interest in and to the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 1602 12th Avenue North located in Nashville, Davidson County, Tennessee, 37208.

Signature page follows.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2016.

CHAPMAN PROPERTIES, LLC

By: Ryan Chapman
Its: Sole Member & President

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, April Linn Ruberto, a Notary Public of said County and State, personally appeared **RYAN CHAPMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President & Sole Member of Chapman Properties, LLC, and who further acknowledges that he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 9th day of August, 2016.

April Linn Ruberto
Notary Public

My Commission Expires: 7/8/2019

APRIL LINN RUBERTO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-, recording charges paid at instrument number _____.

AFFIANT

Subscribed and sworn to before me this 9th day of August, 2016.

April Linn Ruberto
Notary Public

My Commission Expires: 7/8/2019

APRIL LINN RUBERTO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

EXHIBIT A

LEGAL LAND DESCRIPTION

Being the North 25 feet of the Southerly 75 feet of Lot No. 131 on the plan of D.T. McGavock and Other's Addition, as shown of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot No. 131 fronts 25 feet on the East side of 12th Avenue North and runs back between parallel lines, to and 50 feet North of Cockrill Street, 154 feet to an alley.

Being the same property conveyed to Chapman Properties, LLC by Warranty Deed from Bobby Groves, signed on December 11, 2015 and recorded on the 29th day of December, 2015 in Instrument No. 20151229-0130812, in the Register's Office of Davidson County, Tennessee. SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.