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

BILL GARRETT, Davidson County
Trans:T20160069265 DEEDQC
Recvd: 08/10/16 11:41 3 pgs
Fees:17.00 Taxes:0.00
20160810-0083204

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILL TO:** | **MAP-PARCEL:** |
|---|---|---|
| Chapman Development, LLC<br>112 Mockingbird Road<br>Nashville, TN 37205 | SAME | 081-15-0-277.00 |

## 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 unimproved property known as 1410 16th 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

Land in Davidson County, Tennessee, being Lot No. 317, on the Plan of D.T. McGavock and Others Addition to the City of Nashville, called the addition to the town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 3 I 7 fronts 50 feet on the Easterly side of Odd Street or 16th Avenue North, and runs back 194 feet, more or less, on the Southerly line and 179 feel, more or less, on the Northerly line to an alley and measures 52 feet thereon.

Being the same property conveyed to Chapman Properties, LLC, a Tennessee limited liablity company by Warranty Deed from K. Ryan Meadows, a married man, of record in Instrument No. 20151020-0106675 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 20, 2015.