BILL GARRETT, Davidson County
Trans:T20160074858 DEEDQC
Recvd: 08/26/16 15:22 2 pgs
Fees:12.00 Taxes:0.00
20160826-0089784

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Cottonwood-Kirkwood, LLC Attn.: Joe L. Parkes, Jr. 105 Reynolds Drive Franklin, TN 37064	(same)	Map 118-2 Parcel 264

This instrument prepared by: J. Steven Kirkham, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Joe L Parkes Jr
Affiant

Subscribed and sworn to before me, this the 25th day of August, 2016.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jeanette L. Ramer
NOTARY PUBLIC
My Commission Expires: 5/6/19

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Kirkwood At Melrose, LLC, a Tennessee limited liability company ("Grantor"), by these presents, does hereby quitclaim and convey unto Cottonwood-Kirkwood, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all its right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 152 and 153, as shown on the map entitled Geo. I. Waddey's Subdivision of Westwood, of record as Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 152 and 153 adjoin and front together 100 feet on the Easterly side of 8th Avenue South or the Franklin Pike, and run back between parallel lines, 265 feet to an alley.

Being the same property conveyed Kirkwood At Melrose, LLC, a

Tennessee limited liability company, by deed from John C. Jeffords, Jr. and Joyce W. Jeffords (tenants by the entirety as to a ¼ undivided interest), Mary Jessica Jeffords Rook (as to a ¼ undivided interest), Claude H. Trotter, Jr., J. David Trotter and Donald W. Trotter as Trustees of the Ann J. Trotter Family Trust (as to a ¼ undivided interest), Regions Bank (successor by merger to AmSouth bank), Trustee of the Douglass C. Jeffords Trust (as to a 1/8 undivided interest) and Douglass Corcoran Jeffords (as to a 1/8 undivided interest), of record as Instrument No. 20120227-0016932, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2016.

KIRKWOOD AT MELROSE, LLC, a Tennessee limited liability company

By: _____
Joe L. Parkes, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joe L. Parkes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Kirkwood At Melrose, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of August, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4826-6742-7637.1