This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 09/01/16 15:07 6 pgs
Fees:32.00 Taxes:0.00
20160901-0092225

The actual consideration is $0.00.

Ashley Reis
AFFIANT

Subscribed and sworn to before me this
the 1ST day of SEP, 2016.

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5.25.20

NEW OWNER:

Fourth Avenue Townhomes, Inc.
120 Steeplechase Ln.
Nashville, TN 37221

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

Tract I: 082050V00200CO
Tract II: 082050V00100CO
Tract III: 082050V00300CO
Tract IV: 082050V00400CO
O.I.C. Parcel: 082050V90000CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to FOURTH AVENUE TOWNHOMES, INC., A TENNESSEE CORPORATION (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Unit A on the Horizontal Property Regime for Homes at 1610 4th Avenue North, as recorded in the Declaration of record in Instrument No. 20151222-0128881, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Declaration and Amendments thereto.

Being a portion of the same property conveyed to FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JMPD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141119-0106454, dated November 14, 2014, said Register's Office.

This property is commonly known as 1610 4th Avenue North Unit A, Nashville, TN 37208.

TRACT II:

Land in Davidson County, Tennessee, being Unit B on the Horizontal Property Regime for Homes at 1610 4th Avenue North, as recorded in the Declaration of record in Instrument No. 20151222-0128881, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Declaration and Amendments thereto.

Being a portion of the same property conveyed to FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JMPD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141119-0106454, dated November 14, 2014, said Register's Office.

This property is commonly known as 1610 4th Avenue North Unit B, Nashville, TN 37208.

TRACT III:

Land in Davidson County, Tennessee, being Unit C on the Horizontal Property Regime for Homes at 1610 4th Avenue North, as recorded in the Declaration of record in Instrument No. 20151222-0128881, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Declaration and Amendments thereto.

Being a portion of the same property conveyed to FOURTH AVENUE TOWNHOMES GP,

A TENNESSEE GENERAL PARTNERSHIP, by deed from JMPD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141119-0106454, dated November 14, 2014, said Register's Office.

This property is commonly known as 1610 4th Avenue North Unit C, Nashville, TN 37208.

TRACT IV:
Land in Davidson County, Tennessee, being Unit D on the Horizontal Property Regime for Homes at 1610 4th Avenue North, as recorded in the Declaration of record in Instrument No. 20151222-0128881, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Declaration and Amendments thereto.

Being a portion of the same property conveyed to FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JMPD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141119-0106454, dated November 14, 2014, said Register's Office.

This property is commonly known as 1610 4th Avenue North Unit D, Nashville, TN 37208.

This conveyance is subject to all matters of record and any liens or encumbrances which may affect the property.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

[signatures appear on the following pages]

IN WITNESS WHEREOF, effective this the 15th day of February, 2016.

GRANTOR:

Fourth Avenue Townhomes, GP,
a Tennessee general partnership

By: NICHOLAS ADLER, Partner (25%)

By: BRANDON PLUNKETT, Partner (50%)

By: ASHLEY QUINN, Partner (25%)

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public for said County and State, personally appeared Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a general partner (or other officer authorized to execute the instrument) of Fourth Avenue Townhomes GP, a Tennessee general partnership, the within named bargainor, a general partner (or other officer authorized to execute the instrument) of Fourth Avenue Townhomes GP, a Tennessee general partnership, the within named bargainor, a general partnership, who executed the foregoing instrument for the purpose therein contained, by personally signing as such general partner on behalf of the general partnership.

Witness my hand, at office, the 1ST day of SEP, 2016.

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5.25.20

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public for said County and State, personally appeared Brandon Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a general partner (or other officer authorized to execute the instrument) of Fourth Avenue Townhomes GP, a Tennessee general partnership, the within named bargainor, a general partnership, who executed the foregoing instrument for the purpose therein contained, by personally signing as such general partner on behalf of the general partnership.

Witness my hand, at office, the 1ST day of SEP, 2016.

NOTARY PUBLIC

My Commission Expires: 5-25-20

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public for said County and State, personally appeared Ashley Quinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a general partner (or other officer authorized to execute the instrument) of Fourth Avenue Townhomes GP, a Tennessee general partnership, the within named bargainor, a general partnership, who executed the foregoing instrument for the purpose therein contained, by personally signing as such general partner on behalf of the general partnership.

Witness my hand, at office, the 1ST day of SEP, 2016.

NOTARY PUBLIC

My Commission Expires: 5-25-20

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

