This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20160077957 DEEDQC
Recvd: 09/06/16 14:39 2 pgs
Fees:12.00 Taxes:0.00
20160906-0093517

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JH103, LLC 5800 California Avenue Nashville, TN 37209	Same	071-08-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, D225, LLC, a Tennessee limited liability company, ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto JH103, LLC, a Tennessee limited liability company, and its successors, heirs and assigns. The real estate is described as follows:

> The Westerly one-half of Lot No. 80, on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, in the Register's Office of Davidson County, Tennessee.
>
> Said part of Lot Number 80 fronts 50 feet on the Northerly side of Duke Street, and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to D225, LLC, a Tennessee Limited Liability Company, by warranty deed from SOPHOS, LLC, a Tennessee Limited Liability Company, recorded on February 13, 2015 in Instrument No. 20150213-0013424, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body, and is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The address of the herein described property is believed to be 317 Duke Street, Nashville, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 6th day of September, 2016.

Affiant

Notary Public

My Commission Expires: 3/3/2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6th day of September, 2016.

D225, LLC

By: _____

Printed Name: James Pfeffer
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JAMES PFEFFER**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, and that he has the full power and authority to execute the foregoing Quitclaim Deed on behalf of D225, LLC as the Chief Manager of D225, LLC, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of D225, LLC.

Witness my hand and official seal this 6th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 3/3/2020