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 14:40 5 pgs
Fees:27.00 Taxes:0.00
20160906-0093518

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JH103, LLC	Same	071-08-0-044.00; 071-08-0-055.00;
5800 California Avenue		071-08-0-032.00; 071-08-0-058.00;
Nashville, TN 37209		071-08-0-043.00; 071-08-0-045.00;
		071-08-0-054.00; 071-08-0-059.00
		071-08-0-060.00

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, D222, 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 certain parcels of real estate situated in Davidson County, Tennessee are further described as follows:

PARCEL I: 322 DUKE STREET, NASHVILLE, TN 37207

That certain parcel or parcels located in Davidson County, Tennessee, and more particularly described as follows:

Being the Western one-half of Lot No. 61 in the J. B. Haynie's Oriental Subdivision recorded in Book 161, pages 26 and 27, R.O.D.C. Tennessee. The Western one-half of Lot No. 61 fronts 50 feet on the South side of Duke Street and runs back Southerly between parallel lines to the Northern margin of Lot No. 54.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-044.00

PARCEL II: 327 DUKE STREET, NASHVILLE, TN 37207

Being the east one-half of Lot No. 78 of J. B. Haynie's Oriental Plan of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 78 fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley, and measures 50 feet thereon.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-032.00

PARCEL III: 0 DUKE STREET, NASHVILLE, TN 37207

Land in Davidson County, Tennessee, being the east one-half of lot 61 on the plan of J. B. Haynie's Oriental plan of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said east one-half of lot 61 fronts 50 feet on the south side of Duke Street and runs back between parallel lines 63 feet, more or less to a dead line.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-043.00

PARCEL IV: 307 PRINCE AVENUE, NASHVILLE, TN 37207

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being the Southerly 90 feet, more or less, of the East one-half of Lot No. 50 and the Southerly 90 feet, more or less, of the west one-half of Lot No. 51 on the Map of J. B. Haynie's Oriental Plan of Lots of record in Book 161, pages 26 and 27, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the north side of Prince Street and run back between parallel lines 90 feet, more or less, to a dead line.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-054.00

PARCEL V: 309 PRINCE AVENUE, NASHVILLE, TN 37207

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being the Eastern ½ of Lot 51 on the Map of J. B. Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27 of the Register's Office for Davidson County, Tennessee, said property lying between Duke Street and Prince Street in the City of Nashville.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-055.00

PARCEL VI/VII: 0 PRINCE AVENUE, NASHVILLE, TN 37207 and 320 DUKE STREET, NASHVILLE, TN 37207

That certain parcel or parcels located in Davidson County, Tennessee, and more particularly described as follows:

Being the Easterly half of Lots Number Sixty Two (62) and Fifty Three (53) in the map of J. B. Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27, Register's Office, Davidson County, Tennessee.

Said Easterly half of Lots Number (62 and 53) Sixty Two and Fifty Three fronts Fifty feet on the South Margin of Duke Street and runs back Southerly between parallel lines to the North margin of Prince Street and fronts Fifty feet on Prince Street.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-058.00/ 071-08-0-045.00

PARCEL VIII/IX: 0 PRINCE AVENUE, NASHVILLE, TN 37207

That certain parcel or parcels located in Davidson County, Tennessee and more particularly described as follows:

Being the Western one-half of Lot No. 54, and the Eastern one-half of Lot No. 54, in the J. B. Haynie's Oriental Subdivision recorded in Book 161, pages 26 and 27, R.O.D.C. Tennessee, which front together 100 feet on the north side of Prince Street and run back in a Northerly direction between parallel lines 140 feet to the Southern line of Lot 61. Also the Western one-half of Lot No. 61 in the same

plan. The Western one-half of Lot No. 61 fronts 50 feet on the South side of Duke Street and runs back Southerly between parallel lines to the Northern margin of Lot No. 54.

Being the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by warranty deed from Patricia Ann Hibdon Reed a/k/a Patricia Hibdon Reed, a married woman, recorded on January 9, 2014 in Instrument No. 20140109-0002325, Register's Office for Davidson County, Tennessee.

Map/Parcel ID #071-08-0-059.00/ 071-08-0-060.00

This conveyance is made subject to (1) all matters as shown on Plat of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, (2) Easement for Sanitary Sewers and/or storm drainage of record in Book 4139, page 354, Register's Office for Davidson County, Tennessee; and (3) to the zoning and subdivision regulations of the appropriate governmental body.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARGARET H MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Julie Burns
Affiant

Margaret H Melendez
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.

D222, LLC

By: James Pfeffer

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 D222, LLC as the Chief Manager of D222, 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 D222, LLC.

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

NOTARY PUBLIC

My Commission Expires: 3/3/2020

