QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160083054 DEEDQC
Recvd: 09/21/16 15:40 3 pgs
Fees:17.00 Taxes:0.00
20160921-0099714

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner PLLC 215 2nd Ave. North, Ste. 300, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
W. Parker Bacon/ Cottage Partners, LLC 1207 14th Ave. South Nashville, TN 37212	W. Parker Bacon/ Cottage Partners, LLC 84 Altentann Nashville, TN 37215	105-01-0-254.00

THIS INDENTURE, Made the 5th day of May, 2016, between **Cottage Partners, LLC** as party or parties of the first part, hereinafter called Grantor, and **Cottage Partners, LLC as to a Ninety-Seven Percent (97%) interest and to W. Parker Bacon as to a Three Percent (3%) interest,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

This property is known as 1207 14th Ave. South, Nashville, Tennessee 37212.

All the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Cottage Partners, LLC
By: Richard Bacon, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of May, 2016, before me personally appeared, **Richard Bacon, Chief Manager of Cottage Partners, LLC** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument and that as Chief Manager of Cottage Partners, LLC he is authorized to do so.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2016.

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

EXHIBIT A

Being the southerly 24 feet of the westerly part of Lot No. 17 and the northerly 14 feet of the westerly part of Lot No. 18 on the Map, Cotton and Moore's Subdivision of the Lot No. 26 in O.B. Hayes Rokeby Addition, of record in Book 332, Page 162, Register's Office for Davidson County.

Said parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the westerly side of 14th Ave. South, as widened, and run back between parallel lines 159 feet, more or less, to an alley.

Being a part of the same property conveyed to Cottage Partners', LLC by Warranty Deed from Andreas Albert, recorded as Instrument No. 20151001-0100037, in said Register's Office for Davidson County.