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20160926-0101212

QUITCLAIM DEED

FROM: MICHAEL L. HIATT
Grantor

TO: MICHAEL L. HIATT
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Michael L. Hiatt 6331 Bresslyn Road Nashville, TN 37205	(new owner)	Map 118.04, Parcel 284 Map 118.04, Parcel 286 Map 118.04, Parcel 287 Map 118.04, Parcel 288 and 289

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 14th day of September, 2016.

BRANDI CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 6, 2018

20562N:160871:1189535:1:NASHVILLE

WHEREAS:

A. By Quitclaim Deed of record as Instrument No. 20150116-0005018, Register's Office for Davidson County, Tennessee ("RODC"), Grantor acquired title to certain real property more particularly described therein and located at 2309 Kline Avenue, Nashville, Tennessee 37211-2129 ("Parcel A").

B. By Quitclaim Deed of record as Instrument No. 20150116-0005017, RODC, Grantor acquired title to certain real property more particularly described therein which is located at 2305 Kline Avenue, Nashville, Tennessee 37211-2129 ("Parcel B").

C. By Quitclaim Deed of record as Instrument No. 20150116-0005016, RODC, Grantor acquired title to certain real property more particularly described therein which is located at 2303 Kline Avenue, Nashville, Tennessee 37211-2129 ("Parcel C").

D. By Quitclaim Deed of record as Instrument No. 20150116-0005015, RODC, Grantor acquired title to certain real property more particularly described therein which is located at 2301 Kline Avenue, Nashville, Tennessee 37211-2129 ("Parcel D").

E. Grantor wishes to combine and consolidate Parcels A, B, C and D (collectively, the "Consolidated Property") into one tax parcel in the official records of the Tax Assessor of the Metropolitan Government of Nashville and Davidson County, Tennessee, with the result that the combined property shall thereafter be designated as one tax parcel, namely, Map 118-04, Parcel 288. A legal description of the Consolidated Property is attached hereto as Exhibit A.

F. For the purpose of accomplishing the above-described consolidation, Grantor enters into this Quitclaim Deed.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby quitclaims and conveys to Grantee, his heirs, successors and assigns, all of Grantor's right, title and interest in and to the Consolidated Property as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Parcels A, B, C and D are unimproved lots located at 2309 Kline Avenue, 2305 Kline Avenue, 2303 Kline Avenue and 2301 Kline Avenue respectively.

Parcels A, B, C and D are conveyed subject to such limitations, restrictions and encumbrances as may affect said parcels.

Witness my hand this 14th day of September, 2016.

GRANTOR:

MICHAEL L. HIATT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brandi Carter, a Notary Public of said County and State, Michael L. Hiatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14th day of September, 2016.

Brandi Carter
NOTARY PUBLIC

My Commission Expires: March 6, 2018



EXHIBIT A

PROPERTY DESCRIPTION

Land in the Seventeenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Lots 318, 319, 320, 321, 322 and 323 on the plan of Grandview Heights of record in Book 161, page 169 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod (new) at the intersection of the southerly right-of-way of Longview Avenue (50 feet wide) and the westerly right-of-way of Kline Avenue (50 feet wide), said intersection being the northeast corner of the herein described tract;

Thence, with said westerly right-of-way, thence, South 21 degrees 09 minutes 56 seconds East 300.00 feet to an iron rod (new);

Thence, with the northerly boundary line of Lot 317 on the plan of Grandview Heights of record in Book 161, page 169 in the Register's Office for Davidson County, Tennessee, South 68 degrees 50 minutes 04 seconds West 150.00 feet to an iron rod (old, disturbed) on the easterly margin (15 feet wide) of Alley Number 1839;

Thence, with said margin, North 21 degrees 09 minutes 56 seconds West 300.00 feet to an iron rod (new) on said southerly right-of-way of Longview Avenue;

Thence, with said right-of-way, North 68 degrees 50 minutes 04 seconds East 150.00 feet to the BEGINNING containing 1.03 acres 45,000 square feet.

This description is based on a survey by Crawford & Cummings, PC, J. Alan Cummings, TRLS #2351, dated, March 14, 2016.

Being a part of the same property conveyed to MICHAEL L. HIATT by quitclaim deeds from TRIANGLE LEASING, A TENNESSEE GENERAL PARTNERSHIP, (SUCCESSOR TO FHD PROPERTIES BY MERGER ON OCTOBER 27, 1999) of record in Instrument No. 20150116-0005018, Instrument No. 20150116-0005017, Instrument No. 20150116-0005016 and in Instrument No. 20150116-0005015, dated December 23, 2104, said Register's Office