BILL GARRETT, Davidson County
Trans:T20160085250 DEEDQC
Recvd: 09/28/16 12:54 2 pgs
Fees:12.00 Taxes:0.00
20160928-0102260

PREPARED BY:
Bryan D. Spicer, Attorney
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this 16th day of September, 2016.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
OBB Partners
912 Calib Ct., B-100
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
104 02 1J 008.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **jjb properties, llc, a Tennessee limited liability company** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **OBB Partners, a Tennessee general partnership**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract or parcel of land:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being 405 Avoca Street, Unit 8, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts II, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029730, amended in Instrument No. 20160816-0085498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership als known as Mike D. Shmerling Partners, G.P., a Tennessee partnership, dated September 8, 2014, of record in Instrument No. 20140910-0083018, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from jjb properties, llc, a Tennessee limited liability company, Michael Sullivan Builders, G.P., a Tennessee general partnership and Owasso Development LLC, a Tennessee limited liability company, dated April 1, 2015, of record in Instrument No. 20150406-0029733, Register's Office for Davidson County, Tennessee.

This is improved property known as: 405 Avoca St., Unit 8, Nashville, TN 37203.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 16th day of September, 2016.

jjb properties, llc

By: Joseph John Bauer, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph John Bauer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Sole Member of jjb properties, llc, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Joseph John Bauer as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018