BILL GARRETT, Davidson County
Trans: T20160094461 DEEDQC
Recvd: 10/26/16 10:16 2 pgs
Fees: 12.00 Taxes: 0.00
20161026-0113038

RECORD AND RETURN TO:
Leslie A. Garside, Esq.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Lillie Mendillo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October 2016.

NOTARY PUBLIC

My commission expires: 3-3-20

THIS INSTRUMENT PREPARED BY:
Leslie A. Garside, Esq. 615 Main St., Ste. 114, Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Dickerson Design & Development, LLC 1208 Katie St. Nashville, TN 37207	Same as New Owner	071-14-041.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), **Winward Properties, Inc. (incorrectly referred to as Winward Properties, LLC in prior deed of record), a Tennessee for-profit corporation and Matthew Strader,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Douglas Dickerson Design & Development, LLC,** its successors and assigns, all our right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, TN, being the remainder of Lot No. 6 on the Plan of W. G. Bush Tract, as of record in Plat Book 421, page 24, Register's Office for Davidson County, TN, according to a survey by Rocky Montoya, Surveyor, TN RLS 697, known as Job 15-08-35, and described as follows:

BEGINNING at an iron rod (old) in the West margin of Fem Avenue, said point being the Southeast comer of Lot No. 7, the Northeast comer of Lot No. 6; thence with the South margin of Fem Avenue South 09 deg. 00 min. 17 sec. East 50.22 feet to an iron rod (old), said point being in the Northwest comer of an alley; thence with the North line of said alley South 69 deg. 33 min. 02 sec. West 57.50 feet to an iron rod (new); thence with the West line of the alley and the West line of Lot 42 on the Plan of J.B. Haynie's Grove Plan of record in Plat Book 57, Page 64, RODC, TN South 11 deg. 44 min. 47 sec. West 103.77 feet to an iron rod (new), this is the point of beginning for this described parcel; thence along the West line of Lot No. 42, the West margin of Birch Avenue, and part of Lot No. 28 on the Plan of J.B. Haynie's Grove Plan as stated above, South 11 deg. 44 min. 47 sec. West 151.42 feet to an iron rod (new), said point being the Northeast comer of Mid-South Produce Distributors, LLC as of record in Instrument No. 20020710-0082991, RODC, TN; thence with said owner and the South line of this tract South 88 deg. 14 min. 4 7 sec. West 105.99 feet to a point, said point being the Southeast comer of Lot No.' 5 on the Plan of the W. G. Bush Tract of record in Plat Book 421, Page 24, RODC, TN; thence with the East line of Lots 5, 4 and 3 of said subdivision, the West line of this tract North 03 deg. 21 min. 17

sec. East 159.23 feet to an iron rod (new), said point being the Northeast point of Lot No. 3 of said subdivision, the South side of an alley, the Northwest comer of this tract; thence with said alley, the South line of Lot No. 6 on the Plan of W. G. Bush Subdivision, the North line of this tract, South 86 deg. 38 min. 43 sec. East 127.66 feet to the point of beginning, containing 17,965.98 square feet (0.41 acres), more or less.

This property is more commonly known as 0 Birch Avenue, Nashville, TN 37207.

This deed was prepared based on information from the parties and the current deed of record at time of preparation. No title search was performed, and preparer makes no warranty as to status of title at time of preparation.

Current Source of title — 20160415-0036411

WITNESS MY HAND, this 25 DAY OF July, 2016.

Matthew Strader

Winward Properties, Inc.

Tim King, Pres

By: Tim King
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tim King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the President for Winward Properties, Inc., a Tennessee for profit corporation, and that this instrument was executed on behalf of said Winward Properties, Inc. for the purposes therein contained.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand and official seal this 29 day of July, 2016.

Notary Public

My Commission Expires: 1.24.2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew Strader,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of ~~July~~ October, 2016.

My Commission Expires: 3-3-20

NOTARY PUBLIC

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY