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:T20160097006 DEEDQC
Recvd: 11/02/16 13:01 2 pgs
Fees:12.00 Taxes:0.00
20161102-0115932

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JH104, LLC 521 8th Ave. South, Suite 103 Nashville, TN 37203	Same	07115001100

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, **D224, 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 **JH104, LLC**, a Tennessee limited liability company, its successors, heirs, and assigns, with full power to mortgage, sell, transfer or convey. The real estate is described as follows:

Land in Davidson County, being 18 Units of Eastmoreland Place, as shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Eastmoreland Place, a Horizontal Property Regime with Private Elements, (the "**Declaration**") recorded on the 11th day of October, 2016, as Instrument No. 20161011-0107465, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property. This conveyance shall also include any and all rights and ownership conferred on Units 1 through 18 by the Declaration.

Each Unit being a portion of the same property conveyed to D224, LLC, by Warranty Deed from KESVA, LLC, dated February 5, 2014, recorded February 13, 2014, of record in Instrument No. 20140213-0012704, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

MARGARET H MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.
Subscribed and sworn to before me this the 2nd day of November, 2016.

Julie Burns
Affiant

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 2nd day of November, 2016.

D224, LLC

Signature: _____

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, acknowledged that he is the Chief Manager of the **D224, LLC**, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said **D224, LLC**.

Witness my hand and official seal this 2nd day of November, 2016.

_____
Notary Public

My Commission Expires: 3/3/2020

MARGARET H MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY