THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 17th Floor 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00 AFFIANT Subscribed and sworn to before me, this 16 day of November, 2016. NOTARY PUBLIC My Commission Expires: 9-10-18

PATRICIA A. SKRIVANEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Address New Owners as Follows:
EWR PARTNERS, LLC
c/o Read Warner
340 21st Avenue North
Nashville, TN 37203

Send Tax Bills To:
same

Map-Parcel Number:
091-11-0-334.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EWR PARTNERS, LLC, a Tennessee limited liability company,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey to **EWR PARTNERS, LLC, a Tennessee limited liability company**, (hereinafter called Grantee, Grantee's successors, heirs, representatives and assigns, in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 1122 and 1124 of Block No. 158, Plan No.1 WEST NASHVILLE, as shown by plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **EWR PARTNERS, LLC, a Tennessee limited liability company** by Deed from George A. Flores and Roxana Flores, husband and wife, of record in Instrument Number 20160922-0099900, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may

BILL GARRETT, Davidson County
Trans:T20160110068 DEEDQC
Recvd: 12/14/16 15:34 2 pgs
Fees:12.00 Taxes:0.00
20161214-0131359

affect the premises.

This is improved property known as 5211 Indiana Avenue, Nashville, Tennessee 37209.

And now, said **EWR PARTNERS, LLC,** for the express purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lots Nos. 1122 and 1124 of Block 158, on the map of No. 1 Plan West Nashville, of record Plat Book 57, pages 74 and 75, Register's Office for said County hereby convey, remise, release and forever quitclaim unto **EWR PARTNERS, LLC** , its successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations restriction and encumbrance as may affect said property.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 16th day of November, 2016.

EWR PARTNERS, LLC

BY: _____
James Read Warner, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared James Read Warner, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of **EWR PARTNERS, LLC**, a Tennessee limited liability company , the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **EWR PARTNERS, LLC** as President.

WITNESS my hand and official seal at office this 16th day of November, 2016.

_____
Notary Public

My Commission Expires: 7-8-19.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019