PREPARED BY AND RETURN TO:
M. Todd Jackson
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel Kochanski 419 Canterbury Rise Franklin TN 37069	New Owner

TAX MAP - PARCEL NUMBERS: 119 050 056.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Premier Single Family Homes, LLC, a Tennessee limited liability company,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Joel Kochanski,** his successors and/or assigns, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Map of W. F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan of record in Plat Book 332, page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 78 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Premier Single Family Homes, LLC by Warranty Deed from Mark O McKay a married man by Warranty Deed dated December 21, 2016 and recorded December 27, 2016 of record in Instrument No. 20161227-0135158, Register's Office for Davidson County, Tennessee, Previously being the same property conveyed to Mark O. McKay, a married man, by Warranty Deed, from Ila D. Gaskin, unmarried, for a consideration value of $165,000.00, dated November 7, 2016, recorded November 8, 2016, of record in Instrument No. 20161108-0118096, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Lee R. Gaskin and wife, Ila D. Gaskin, by Warranty Deed, from Mrs. Ollie A. Schmitt, a widow and single person, dated April 14, 1980, recorded April 16, 1980, of record in Book 5591, page 151, Register's Office for Davidson County, Tennessee The said Lee R. Gaskin being deceased.

This property commonly known as: 229 Peachtree Street Nashville, TN 37210

WITNESS MY HAND on this the 6 day of January 2017.

Premier Single Family Homes, LLC

By Joel Kochanski, Member/Manager

BILL GARRETT, Davidson County
Trans:T20170001698 DEEDQC
Recvd: 01/09/17 08:34 2 pgs
Fees:12.00 Taxes:0.00
20170109-0001943

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared Joel Kochanski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member/Manager of Premier Single Family Homes, LLC, the within named bargainor, a limited liability company and that he as such Member/Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member/Manager

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of January 2017

My commission expires:
My Commission Expires
October 21, 2020

Notary Public

(Seal)
LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of January 2017.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 6 day of January 2017.

My commission expires:

My Commission Expires
October 21, 2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public (Seal)