BILL GARRETT, Davidson County
Trans:T20170011419 DEEDQC
Recvd: 02/07/17 15:41 5 pgs
Fees:27.00 Taxes:0.00
20170207-0013021

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Titus Young Real Estate, LLC 7824 Jefferson Street Nashville, TN 37208	New Owner	092-09-0-382.00 092-09-0-383.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **39TH & CLIFTON DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **TITUS YOUNG REAL ESTATE, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of January, 2017.

[Signature page to Quitclaim Deed]

GRANTOR:

39TH & CLIFTON DEVELOPMENT, LLC
Tennessee limited liability company

By: Dwayne Wootson
Name: Dwayne Wootson
Title: Manager

STATE OF TENNESSEE)
Williamsm)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, of the state and county aforesaid, personally appeared Dwayne Wootsm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 39th & Clifton Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Manager.

WITNESS my hand, at office, this 31st day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 10/21/2020

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 31st day of January, 2017.

Beth M. Woodard
Notary Public

My Commission Expires:

07-24-

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A

Legal Description

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee, said tract being comprised of two parcels of land noted as being parcel 382 and parcel 383 as shown on Metro Nashville Tax Map 92-09, said tract also noted as being a portion of a reserved lot as shown on College Hill Subdivision, Section 2 as of record in Book 2133, page 52, Register's Office, Davidson County, Tennessee. The said tract being the same property as recorded in Deed Book 6606, page 631, R.O.D.C., TN and is more particularly described as follows:

Beginning at an iron pin old, said pin being situated in the northerly right of way line of Clifton Avenue and being the southwest common corner of the M.D.H.A. property as of record in Instrument Number 200007240072589, R.O.D.C., TN and being the southeast corner of the tract described herein; thence, with the right of way line of said Clifton Avenue, the following bearings and distances:

Thence, South 73 deg 02 min 45 sec West, 26.00 feet to a mag nail new; thence, with a curve to the left, said curve having a delta angle of 08 deg 52 min 32 sec, a radius of 661.00 feet, a chord bearing of South 68 deg 36 min 29 sec West, a chord distance of 102.29 feet, for a total arc length of 102.39 feet to a mag nail new; thence, with a curve to the right, said curve having a delta angle of 86 deg 13 min 17 sec, a radius of 13.00 feet, a chord bearing of North 72 deg 43 min 09 sec West, a chord distance of 17.77 feet, for a total arc length of 19.56 feet to a mag nail new, said nail being situated in the easterly right of way line of Avenue North; thence, with the right of way line of 39th Avenue North the following bearings and distances: thence, North 29 deg 36 min 30 sec West, 239.67 feet to a point being 1.09' from a concrete monument disturbed; thence, with a curve to the right, said curve having a delta angle of 89 deg 38 min 30 sec, a radius of 20.00 feet, a chord bearing of North 15 deg 12 min 45 sec East, a chord distance of 28.20 feet, for a total arc length of 31.29 feet to a concrete monument, said monument being situated in the southerly right of way line of Batavia Street; thence, with the right of way line of Batavia Street, North 60 deg 02 min 00 sec East, 139.97 feet to an iron pin old, said pin being a corner common with the Danny E. and Nancy M. Gardner property as of record in Instrument Number 200107090072602, R.O.D.C., TN; thence, with the said Gardner property, South 31 deg 03 min 44 sec East, 174.59 feet to an iron pin old, said pin being a corner common with the said M.D.H.A. property; thence, with the said M.D.H.A. property, South 17 deg 32 min 13 sec East, 122.00 feet to the point of beginning. Containing 44,388 square feet or 1.019 acres, more or less, according to the ALTA/ACSM Land Title Survey prepared by Michael R. Williams, RLS# 1906, HFR Design, P.O. Box 1974, Brentwood, Tennessee 37024-1974.

Also being described as:

Land in Davidson County, Tennessee, being Lot(s) , as shown on the map entitled Consolidation Plat The 39th & Clifton Development, of record in Instrument No. 20160505-0044562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and

accurate legal description.

Being the same property conveyed to Titus Young Real Estate, LLC, by deed of record in Instrument No. 20150108-0002164, said Register's Office.

This is improved property known as 3810 Clifton Avenue a/k/a 3801 39th Avenue North, Nashville, Tennessee.