THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
2200 21st Ave South, Suite 318
Nashville, Tennessee 37212

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Number:
Vermillion Property & Design 4205 Wallace Lane Nashville, TN 37215	New Owner	71-12-188

For and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Vermillion Property & Design LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **Vermillion Property & Design, a General Partnership in Tennessee composed of Karol F. Grace, Frank Grace, Jr. and Robert W. Grace** hereinafter called the Grantees, all of its right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 on the Plan of T.I. Ward Resubdivision of Lots 27 thru 34, 37 thru 49 in William and Hayes Company Bellevue Plan as of record in Plat Book 974, Page 48, Registers Office for Davidson County, Tennessee.
Said Lot No. 7 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel fines 200 feet to the West line of Lot No. 60.

Being the same property conveyed to Vermillion Property & Design LLC, by Cash Deed from Frank Grace Jr. and wife, Karol Grace and Robert Grace, of record in Instrument number 20141216-0114860, Register Office of Davidson County, TN date executed 11-05-2012, date filed 11-16-2012.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This is improved property known as **1509 Montgomery Avenue.Nashville, TN 37207.**

Witness my hand this 22nd day of February, 2017:

Frank Grace Jr., Member of Vermillion Property and Design, LLC

BILL GARRETT, Davidson County
Trans:T20170016202 DEEDQC
Recvd: 02/23/17 15:55 1 pgs
Fees:12.00 Taxes:0.00
20170223-0018382

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 Grantor, the bargainor, Frank Grace Jr., As Managing Member of and acting as agent for Vermillion Property and Design, LLC, a Tennessee Limited Liability Corporation, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and with proper authority. Witness my hand and official seal, this 22nd day of February, 2017:

Notary Public

My Commission Expires: Nov 6, 2017

SHANNON LEE LUMPKIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 22nd day of February 2017:

Notary Public:

SHANNON LEE LUMPKIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: Nov 6, 2017