STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me on this 23rd day of February, 2017.

Notary Public

My Commission Expires: Nov. 21, 2017

BILL GARRETT, Davidson County
Trans:T20170016749 DEEDQC
Recvd: 02/27/17 10:27 2 pgs
Fees:12.00 Taxes:0.00
20170227-0019169

LAURA K. NEWBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

This Instrument Was Prepared By:

Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Blackacre Development Company, LLC	Same	091-7 115
465 Henslee Drive, Unit C-1		
Dickson, TN 37055		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Blackacre Development Company, LLC, a Tennessee limited liability company, does hereby convey, remise, release and quitclaim unto Blackacre Development Company, LLC, its successors and assigns, the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 1214 and 1216 on the plan of West Nashville, Plan No. 1, of record in Book 57, page 74-75, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Blackacre Development Company, LLC, a Tennessee limited liability company by Deed of record in Instrument No. 20170227-0019168, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 5309 Tennessee Avenue, Nashville, TN 37209.

This deed is executed and recorded for the express purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot Nos. 1214 and 1216 on the plan of West Nashville, Plan No. 1, of record in Book 57, page 74-75, Register's Office of Davidson County, Tennessee

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS my hand this 23rd day of February, 2017.

Blackacre Development Company, LLC

BY: _____
Jason L. Epley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jason L. Epley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Blackacre Development Company, LLC the within named bargainor, a limited liability company and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and seal this 23rd day of February, 2017.

_____
NOTARY PUBLIC

My Commission Expires Nov. 21, 2017

LAURA K. NEWBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON