PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 1st DAY OF JANUARY, 2016.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

ADDRESS OF NEW OWNER:
BC Properties
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-07-0-474.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter referred to as "GRANTOR"), does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S. M. McMurray, of record in Book 421, page 8, said Register's Office, being further Lot No. 9 on an unregistered copy of a subdivision of said Lot No. 1, made by T. R. Sanford, September 27, 1949, as follows:

Beginning at the southerly margin of Arrington Street or Avenue at the common corner of Lot Nos. 8 and 9, shown on said survey; thence southerly along the line between said lots, 120 feet; thence easterly parallel to Arrington Street or Avenue, 43 feet to the corner of Lot Nos. 9 and 10; thence northerly with the line between said lots, 120 feet to the southerly margin of Arrington Street or Avenue; thence westerly along Arrington Street or Avenue, 43 feet to the beginning.

Being the same property conveyed to CLS Investment Properties, Inc., by Warranty Deed from Wade W. Phelps, a single person, dated November 27, 2007, of record in Instrument No. 20071129-0138697, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc., dated October 27, 2011, as of record in Instrument No. 20111031-0084544, Register's Office of Davidson County, Tennessee.

The above tract is subject to all easements restrictions, covenants of record and to the findings of a title report.

Property Address: 508 Arrington Street, Nashville, TN 37207.

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

IN WITNESS WHEREOF, this document was executed this 1st day of January, 2016.

Duke & Duke, LLC

By: Bryan D. Spicer, Chief Manager

BILL GARRETT, Davidson County
Trans: T20170020072 DEEDQC
Recvd: 03/08/17 14:36 2 pgs
Fees: 12.00 Taxes: 0.00
20170308-0023102

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryan D. Spicer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the **Chief Manager of Duke & Duke, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of Duke & Duke, LLC, a Tennessee limited liability company, by Bryan D. Spicer as such Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of January, 2016.

Notary Public

My Commission Expires:

