QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170021960 DEEDQC
Recvd: 03/15/17 08:53 2 pgs
Fees:12.00 Taxes:0.00

20170315-0025189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LMI Development Group, LLC	**Same**	
(NAME)	(NAME)	
3167 Brimstead Drive		**105-01-0-221.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINCOLN MANAGEMENT AND INVESTMENT SERVICES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **LMI DEVELOPMENT GROUP, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 34 FEET OF LOT NO. 98 AND THE WEST 24 FEET OF LOT NO. 99 ON THE MAP OF JOHN BOYD'S AMENT SUBDIVISION, AS OF RECORD IN PLAT BOOK 21, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 58 FEET ON THE NORTH SIDE OF EDGEHILL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

INCLUDED IN THE FOREGOING DESCRIPTION IS THE FOLLOWING TRACT CONVEYED TO THE NASHVILLE HOUSING AUTHORITY BY CLERK'S DEED OF RECORD IN BOOK 4351, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING PART OF LOTS 98 AND 99 IN BOYD'S ADDITION SUB AMENT, AS OF RECORD IN BOOK 21, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING IN AN EASTERLY DIRECTION ALONG THE NORTH MARGIN OF EDGEHILL AVENUE A DISTANCE OF 166 FEET, FROM THE NORTHEASTERN INTERSECTION OF VILLA PLACE AND EDGEHILL AVENUE IN ART EASTERLY DIRECTION A DISTANCE OF 59 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN A NORTHERLY DIRECTION A DISTANCE OF 9 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A 1230 FOOT RADIUS IN A WESTERLY DIRECTION A DISTANCE OF 24 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN A WESTERLY DIRECTION A DISTANCE OF 34 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE IN A SOUTHERLY DIRECTION A DISTANCE OF 10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 555 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LINCOLN MANAGEMENT AND INVESTMENT SERVICES, LLC, BY WARRANTY DEED FROM JAMES A. HAMMONDS, SR AND DEBORAH R. HAMMONDS, OF RECORD IN INSTRUMENT NUMBER 20161004-0104825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

( ) **unimproved**
(X) **improved**

property known as **1506 Edgehill Avenue, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 10 day of March, 2017.

LINCOLN MANAGEMENT AND INVESTMENT SERVICES, LLC

By: Jason Lincoln, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10 day of March, 2017, before me personally appeared Jason Lincoln, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Lincoln Management and Investment Services, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Lincoln Management and Investment Services, LLC, as Sole Member.

Witness my hand and official seal, this the 10 day of March, 2017.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212