Davidson County DEEDQC
Recvd: 03/31/17 10:00 3 pgs
Fees:17.00 Taxes:0.00
20170331-0031429

THIS INSTRUMENT PREPARED BY:

25709-1D
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lone Maple Investors 776 Melrose Avenue Nashville, Tennessee 37211	Owner	Map 79, Parcel 109

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Lone Maple Investors, a Tennessee General Partnership**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 3 on the Plat of Resubdivision of Lot 1 First Revision, Section One Cockrill Bend Industrial Subdivision, of record in Instrument No. 20170329-0030493, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016 by Deed from Lone Maple Investors, of record in Instrument No. 201611 28 - 0124683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

It is the express intention of the parties to this Deed that all liens and security interests created, represented or perfected by that certain Deed of Trust dated November 23, 2016 and recorded as Instrument No. 201611 28 - 0124684, Register's Office for Davidson County, Tennessee (the "Mortgage") shall be retained by the Grantee and shall not be released or cancelled with the delivery of this Deed. In no event shall the lien and security interest of the Mortgage merge with the fee title, but rather, shall remain at all times separate and distinct, notwithstanding any union of interest in the Grantee. The lien held by the Grantee on the Property established by the Mortgage shall be and remain at all times a valid and continuous lien upon the Property until and unless said lien is released of record by the Grantee.

[Signatures Next Page]

IN WITNESS WHEREOF, this instrument has been executed this 23 day of November, 2016.

James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016

STATE OF TENNESSEE]
COUNTY OF Davidson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23 day of November, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

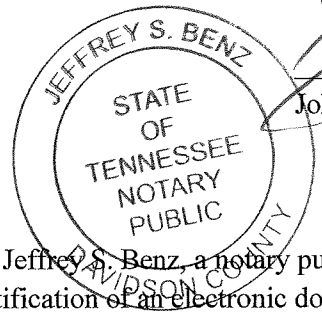
Affiant

Subscribed and sworn to before me this 23 day of November, 2016.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019