This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20170030800 DEEDQC
Recvd: 04/12/17 10:10 2 pgs
Fees:12.00 Taxes:0.00
20170412-0035699

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Jim Sweeney Construction, Inc.	(NAME) SAME AS NEW OWNER	72-111-A-2 CO
2912 A Lee Davis Road	(STREET ADDRESS)	
Nashville, TN 37216	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James S. Sweeney, III, married,** Grantor, does hereby quitclaim and convey unto **Jim Sweeney Construction, Inc., a Tennessee Corporation,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 2912A on the plan of Homes at 2912 Lee Davis Road, as shown on Exhibit B of the Master Deed filed of record in Instrument No. 20151210-0124562 and as amended in Instrument No. 20160929-0102949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to James S. Sweeney, III, married from Spartan Land Investments, GP, a Tennessee General Partnership, by Deed dated December 16, 2014, as Instrument No. 20141216-0115092, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2912 A Lee Davis Road, Nashville, TN 37216.

James S. Sweeney, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public In and for said county and State, duly commissioned and qualified, James S. Sweeny, III, the within named bargainers, 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 and seal at office this 31 day of March, 2017.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

Notary Public

My Commission Expires:

7781

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 10 day of ~~March~~ April, 2017

Affiant

My commission expires: 3/20/18

(Affix Seal)

Notary Public

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY