Davidson County DEEDQC Recvd: 04/24/17 10:04 4 pgs Fees:22.00 Taxes:0.00 **20170424-0039746** **THIS INSTRUMENT PREPARED BY:** **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2017. Notary Public My Commission Expires: 1-8-2019 LINDA L. MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
LS Realty, LLC 2113 Bernard Ave. Nashville, TN 37212	New Owner	104 01 0 463.00 104 01 0 464.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Paul Cleckner and Jenny Cleckner**, husband and wife ("**Grantors**"), do hereby quitclaim, transfer and convey unto **LS Realty, LLC**, a Tennessee limited liability company ("**Grantee**"), certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at 417 and 419 Theresa Avenue, Nashville, TN 37205.

* * *

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or 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.

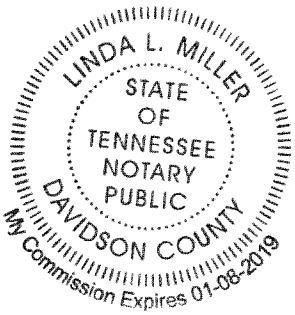
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this 4th day of April, 2017.

Paul Cleckner

Jenny Cleckner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Paul Cleckner**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2017.

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Notary Public
My Commission Expires: 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Jenny Cleckner**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2017.

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Notary Public
My Commission Expires: 1-8-2019

EXHIBIT A

Legal Description

Tract 1: 417 Theresa Avenue, Nashville, TN 37205.

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elwood H. Camp, III and wife, Mildred O. Camp by Warranty deed from Joseph H. McTaggart and wife, Hannah McTaggart of record in Book 4840, page 132 Register's Office for Davidson County, Tennessee, dated July 26, 1974 and recorded on August 02, 1974.

Being the same property conveyed to Paul Cleckner and Jenny Cleckner, husband and wife, from Elwood H. Camp, III and Mildred O. Camp, husband and wife, by Warranty Deed of record in Instrument No. 20170306-0022120 in the Register's Office for Davidson County, Tennessee, dated March 2, 2017 and recorded March 6, 2017.

Tract 2: 419 Theresa Avenue, Nashville, TN 37205.

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elwood H. Camp, III and wife, Mildred O. Camp by Warranty deed from Joseph H. McTaggart and wife, Hannah McTaggart of record in Book 4840, page 132 Register's Office for Davidson County, Tennessee, dated July 26, 1974 and recorded on August 02, 1974.

Being the same property conveyed to Paul Cleckner and Jenny Cleckner, husband and wife, from Elwood H. Camp, III and Mildred O. Camp, husband and wife, by Warranty Deed of record in Instrument No. 20161227-0135948 in the Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded December 27, 2016.