BILL GARRETT, Davidson County
Trans:T20170037380 DEEDQC
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Fees:18.00 Taxes:775.27
20170503-0043591

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Invent Communities, Inc.
P.O. Box 60354
Nashville, TN 37206

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
06110016400
06110016300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **D223, LLC**, a Tennessee limited liability company, ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **INVENT COMMUNITIES, INC.**, a Tennessee corporation, its successors, heirs, and assigns, with full power to mortgage, sell, transfer or convey. The real estate is described as follows:

PARCEL I:
Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 11 on the plan of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Curdwood Avenue, formerly Maplewood Blvd., at a point 32.5 feet west to the corner of Lot Nos. 11 and 12; thence with the said Boulevard westerly 80 feet to the easterly margin of the L&N right of way; thence with the said right of way northwardly 119 feet; thence eastwardly 18 feet; thence northerly 42.5 feet; thence eastwardly 62 feet; thence southwardly 162.5 feet to the point of beginning.

PARCEL II:
Being parts of Lot Nos. 11 and 12 on the plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of Curdwood Boulevard, formerly Maplewood Boulevard, at the southwest corner of the property conveyed to Mayard Walker and wife, by deed from Nellie N. Bell of record in Book 1847, Page 303, said Register's Office; thence with said Walker's western boundary line northerly 167 feet to said Walker's northwest corner; thence with said Walker's northern boundary line easterly 60 feet to the southwest corner of the property conveyed to H. E. Wright and wife, by deed from Charles S. Spann and wife, of record in Book 2548, Page 335, said Register's Office; thence with said Wright's western boundary line

northerly 110 feet to a point in the line between Lot Nos. 12 and 29; thence with line between Lot Nos 11, 12, 29 and 30, westerly 263 feet to the easterly margin of the L&N Railroad right-of-way; thence with said right-of-way southerly 126.5 feet to a northwest corner of the property conveyed to George J. W. Pardue, by deed from Robert V. Thorpe and wife, of record in Book 2157, Page 625, said Register's Office; thence easterly parallel to a line between Lots 11 and 12, 161.5 feet to the north margin of Curdwood; thence with margin of said Avenue, easterly 112.5 feet to the beginning.

Being the same property conveyed to D223, LLC, a Tennessee limited liability company, from Johnny Burroughs and wife Linda Burroughs by Warranty Deed dated November 7, 2013, and recorded on December 10, 2013, of record in Instrument No. 20131210-0125092, in the Register's Office for Davidson County, Tennessee.

This are improved properties more commonly known as **903 and 905 Curdwood Avenue, Nashville, TN 37216**.

The foregoing conveyance is subject to (1) all matters show on the Plat of record in Plat Book 547, page 102, in the Register's Office for Davidson County, Tennessee, (2) Easement of record in Book 4316, page 88, said Register's Office; and to the zoning and subdivision regulations of the appropriate governmental body. Further, the foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $209,532.00.

MARGARET H MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 27th day of March, 2017.

Julia Burns
Affiant

Margaret H Melendez
Notary Public

My Commission Expires: 3/3/2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 27th day of March, 2017.

D223, LLC

Signature: _____
Printed Name: **JUSTIN HICKS**
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JUSTIN HICKS**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the Chief Manager of the **D223, LLC**, the within named Grantor, and that in such capacity he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the said **D223, LLC**.

MARGARET J. MELENDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this 27 day of March, 2017.

_____
Notary Public

My Commission Expires: 3/3/2020