BILL GARRETT, Davidson County
Trans:T20170037397 DEEDQC
Recvd: 05/03/17 11:47 2 pgs
Fees:13.00 Taxes:352.13
20170503-0043613

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.:
071-16-0A-008.00-CO

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats of Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331 and Instrument No. 20151117-0116729, said plan being shown on Exhibit B to said amendment, 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 D223, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael B. Taylor and wife, Barbara J. Taylor of record in Instrument No. 20131023-0110391 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on October 23, 2013.

Being a portion of the same property conveyed to D223, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from D220, LLC, a Tennessee Limited Liability Company, D222, LLC, a Tennessee Limited Liability Company, and D223, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140723-0065568 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 23, 2014.

This is improved property known as **737 Douglas Avenue, Nashville, TN 37207**.
The foregoing conveyance is subject to (1) any and all applicable government and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the

Grantee herein; and (3) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee. 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 $95,171.00.

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

Julie Burns
Affiant

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**.

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

Notary Public

My Commission Expires: 3/3/2020