QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-20 (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Ernest D. Bennett, III, Attorney
Bennett & Pressley, P. C.
2021 Richard Jones Road, Ste. 220,
Nashville, TN 37215

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Numbers:
Garden & Cosmos, LLC 1300 Graybar Lane Nashville, TN 37215-1622	Same as Owner	097020A56100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **ALEXANDRA von HOFFMANN,** an unmarried person, hereinafter called the Grantor, by these presents do hereby grant, quitclaim and convey unto **GARDEN & COSMOS, LLC,** a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 561 on the Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor herein by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, as successor in interest to Beazer Homes Corp., of record in Instrument No. 20170508-0045462, Register's Office for Davidson County, Tennessee.

This is improved property known as 2105 Hickory Brook Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my hand this 6 day of May, 2017.

ALEXANDRA von HOFFMANN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALEXANDRA von HOFFMANN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 6 day of May, 2017.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans: T20170040628 DEEDQC
Recvd: 05/12/17 10:47 1 pgs
Fees: 12.00 Taxes: 0.00
20170512-0047285