STATE OF Colorado)
COUNTY OF Douglas)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2017.

Notary Public
My Commission Expires: 9/27/2020

ALEXIS L FRICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044034466
MY COMMISSION EXPIRES SEPT. 27, 2020

This Instrument Prepared By:
Stephen E. Grauberger
Franklin Business Law, PLLC
1224 Columbia Avenue
Franklin, TN 37064

QUITCLAIM DEED

ADDRESS NEW OWNER:
1413 Benjamin Street
Nashville, TN 37206

SEND TAX BILLS TO:
SAME

Map/Parcel: 83-1/385

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, Eric Robert McLennan ("GRANTOR"), does hereby quitclaim and convey unto Shannon E. Poindexter (hereinafter, the "GRANTEE"), all of Eric Robert McLennan's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the westerly 50 feet of the easterly 150 feed of Lot No. 5 of Block "A" on the Map of Weakley Place, as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the northerly side of Benjamin Street and runs back between parallel lines 250 feet to the southerly line of Lot No. 4.

Being the same property conveyed to Shannon E. Poindexter, Married, by Warranty Deed from Robert W. Slate, II, recorded on the 22nd day of May, 2002 in Instrument No. 20020522-0062297, Register's Office for Davidson County, Tennessee.

This is improved real property known commonly as: 1413 Benjamin Street, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20170059901 DEEDQC
Recvd: 07/13/17 10:42 2 pgs
Fees:12.00 Taxes:0.00
20170713-0070478

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 5th day of July, 2017.

GRANTOR:

Eric Robert McLennan

STATE OF Colorado)
)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Eric Robert McLennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of July, 2017.

Notary Public
My Commission Expires: September 27, 2020

ALEXIS L FRICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044034466
MY COMMISSION EXPIRES SEPT. 27, 2020