Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** BILL GARRETT, Davidson County Trans:T20170063293 DEEDQC Recvd: 07/24/17 14:50 2 pgs Fees:13.00 Taxes:3626.59 20170724-0074675	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is: $980,159.58. Affiant Subscribed and sworn to before me, this 21 day of July, 2017. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3-1-2017

Address New Owner: VT Enterprises, LLC 5235 Shady Grove Road Memphis, TN 38120	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 104-09-0-236.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **BIG DELUXE ENTERPRISES, LLC, a Tennessee limited liability company** ("Grantor"), has this day quitclaimed, transferred and conveyed to **VT ENTERPRISES, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units A&B, Bowling Estates, a Horizontal Property Regime with Private Elements, as established in Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160810-0083183, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Pioneer Land Company, a Tennessee limited liability company, to Big Deluxe Enterprises, LLC, a Tennessee limited liability company as recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079828, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 199 and 197 Bowling Ave., Nashville, TN 37205.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is subject to all liens, restrictions, conditions, easements and other

matters of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2017.

BIG DELUXE ENTERPRISES, LLC

James E. Sexton, II, Managing Member

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James E. Sexton, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument with authority and for the purposes therein contained and that he is the Managing Member of Big Deluxe Enterprises, LLC, the maker or a constituent of the maker, and as such Managing Member of the maker is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Office, this 17th day of July, 2017.

Jessica L. Sperry
Notary Public

My Commission Expires: MARCH 16, 2021

JESSICA L. SPERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: MARCH 16, 2021