Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170064494 DEEDQC
Recvd: 07/27/17 11:09 2 pgs
Fees:12.00 Taxes:0.00
20170727-0076132

PREPARED BY AND RETURN TO:
Jackson & Associates, P.C.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald Loftis and Valerie Loftis 114 37th Avenue N Nashville, TN 37209	Donald Loftis and Valerie Loftis 114 37th Avenue N Nashville, TN 37209
TAX MAP - PARCEL NUMBERS: 10405005200	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **L & H Building Group, LLC,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Donald Loftis and Valerie Loftis, husband and wife**, their heirs and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 37th Avenue North at the corner of Lot Nos. 161 and 162; thence with the line between said two lots, eastwardly 200 feet to the westerly margin of an alley; thence with said alley, northwardly to a turn in said alley; thence with the northwesterly margin of said alley, northeastwardly to the westerly line of Lot No. 197; thence with the said line, northwestwardly 40 feet to the corner of Lot Nos. 162 and 163; thence with the line between said two lots, westwardly 205 feet to the easterly margin of 37th Avenue North; thence with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to L & H Building Group, LLC by Warranty Deed from Dialette A. Hayes, Dial David Delk and Vickie Delk-LaFever, as the only heirs-at-law of Dial D. Delk, deceased, dated March 9, 2015, recorded March 11, 2015, of record in Instrument No. 20150311-0020878, Register's Office for Davidson County, Tennessee.

This property commonly known as: **114 37th Ave. N, Nashville, TN 37209**

WITNESS MY HAND on this the 26 day of July, 2017.

L & H Building Group, LLC

By: Donald Loftis, President

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Donald Loftis**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and upon oath acknowledged himself to be **President of L & H Building Group, LLC, a limited liability company, and that as such President,** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as President of L & H Building Group, LLC .

WITNESS MY HAND AND OFFICIAL SEAL, this the 26 day of July, 2017.

My commission expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26 day of July, 2017.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 26 day of July, 2017.

My commission expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Notary Public (Seal)