BILL GARRETT, Davidson County
Trans:T20170064824 DEEDQC
Recvd: 07/28/17 09:42 4 pgs
Fees:22.00 Taxes:0.00
20170728-0076524

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

This instrument was drafted from information furnished by the parties.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE LOTS INTO FIVE SEPARATE TAX PARCEL IDENTIFICATION NUMBERS

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Mike Ford Custom Builders, LLC 390 Mallory Station Rd. #100 Franklin, TN 37067	NEW OWNER	Part of 104-9 093.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **MIKE FORD CUSTOM BUILDERS, LLC, a Tennessee limited liability company**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **MIKE FORD CUSTOM BUILDERS, LLC, a Tennessee limited liability company**, all its interest in and to a certain tracts of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 113 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151 Register's Office for said County and as shown on the Unrecorded Plan.

Said Lot No. 113 fronts 50.5 feet on the northerly side of Richland Avenue and extends back 186.5 feet on the easterly line and 190 feet, more or less, on the westerly line to an alley in the rear on which it measures 50 feet.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 115 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151 Register's Office for said County and as shown on the Unrecorded Plan.

Said Lot No. 115 fronts 50.5 feet on the northerly side of Richland Avenue and runs back between lines 190 feet on the easterly line and 191 feet on the westerly line to an alley in the rear on which it measures 50 feet.

TRACT THREE:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 117, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.

Said Lot No. 117 fronts 50.5 feet on the northerly side of Richland Avenue and extends back to an alley and are more particularly described as follows: Beginning at a point in the northerly margin of Richland Avenue 100 feet east of Bowling Street, running thence eastern with the said margin of Richland Avenue 100 feet east of Bowling Street, running thence easterly with the said margin of Richland Avenue 50.5 feet to a point; thence northerly in a line parallel with Bowling Street 191 feet to an alley; thence with the margin of said alley westerly 50 feet, more or less, to a point on the margin of said alley, which is 100 feet east of Bowling Street; thence southerly and parallel with Bowling Street 194 feet to the beginning point.

TRACT FOUR:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 119, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.

Said Lot No. 119 fronts 50 feet on the northerly side of Richland Avenue and extends back to an alley and are more particularly described as follows: Beginning at a point in the northerly margin of Richland Avenue 50 feet east of Bowling Street, running thence eastern with the said margin of Richland Avenue 50 feet east of Bowling Street, running thence easterly with the said margin of Richland Avenue 50 feet to a point; thence northerly in a line parallel with Bowling Street 194 feet to an alley; thence with the margin of said alley westerly 50 feet, more or less, to a point on the margin of said alley, which is 50 feet east of Bowling Street; thence southerly and parallel with Bowling Street 192 feet 6 inches to the beginning point.

TRACT FIVE:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 121, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan

shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.

Said Lot No. 121 begins at the northeast corner of Richland Avenue and Bowling Street and runs thence in a northerly direction along the eastern margin of said Bowing Street 192.5 feet, more or less, to an alley; thence in a easterly direction along the southern margin of said alley 50 feet; thence in a southerly direction and parallel with said Bowling Street, 192.5 feet, more or less, to the northerly margin of said Avenue; thence in a westerly direction and along the northern margin of said Richland Avenue 50 feet to the beginning.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC by deeds of record in Instrument No. 20150619-0059101 and Instrument No. 20150619-0059102, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 27 day of July, 2017.

MIKE FORD CUSTOM BUILDERS, LLC

By: Lorrie Ford Finley, Controller
Lorrie Ford Finley, Controller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorrie Ford Finley, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Controller of Mike Ford Custom Builders, LLC, the within named bargainor, a limited liability company, and that she as such Controller being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the limited liability company by the said Lorrie Ford Finley, as such Controller.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 27th day of July, 2017.

Notary Public

James M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires 11/6/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 27 day of July, 2017.

Notary Public

My commission expires: 9/20/17

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY