**PREPARED BY:**
**BRIDGEHOUSE TITLE, LLC**
**342 Cool Springs Blvd., Ste. 202**
**Franklin, TN 37067**

**THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Affiant: _____

The actual consideration is $0.00

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public: _____
My Commission Expires: _____

**ADDRESS OF NEW OWNER:**
BC Properties
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

**SEND TAX BILLS TO:**
New Owner

**MAP/PARCEL**
**081-07-0-375.00**
**081-07-0-316.00**
**081-07-0-213.00**
**081-07-0-082.00**

# QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Duke & Duke, LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **BC Properties, A Tennessee General Partnership**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

Parcel I: 1922 Avenue North, Nashville, TN 37208
Being Lot No. 76 on the map of Cephas Woodard Subdivision of Lot Nos. 4 and 5 of the Thomas Woodard Property, of record in Block 161, page 174, Register's Office for Davidson County, Tennessee.

Parcel II: 1820 14th Avenue North, Nashville, TN 37208
Being Lot No. 21 on the map of W.S. Settle's Subdivision of Lot No. 7 Woodard Property as of record in Record Book 57, page 132, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel III: 1833 16th Avenue North, Nashville, TN 37208
Land in Davidson County, Tennessee, being Lot No. 37 on the Plat of W.M. Butler's Subdivision, of record in Plat Book 57, page 98, Register's Office for Davidson County, to which plat reference is made for a more complete description.

Parcel IV: 2022 14th Avenue North, Nashville, TN 37208
Land in Davidson County, Tennessee, being part of Lot No. 11 on Ira Crandell's

BILL GARRETT, Davidson County
Trans:T20170064972 DEEDQC
Recvd: 07/28/17 12:32 2 pgs
Fees:12.00 Taxes:0.00
20170728-0076724

Plan of record in Chancery Court Book 17, page 297, Chancery Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Duke and Duke, LLC, a Tennessee limited liability company, by Special Warranty Deed dated February 26, 2014, from Capital Bank, N.A., of record in Instrument No. 20140227-0017063, Register's Office for Davidson County, Tennessee.

The above tract is subject to all Easements, Restrictions, Covenants of Record and to the findings of a title report.

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.

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

IN WITNESS WHEREOF, this document was executed this 25th, day of July, 2017.

**Duke & Duke, LLC**

By: Bryan D. Spicer
Title: Attorney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Attorney of Duke & Duke, LLC and that he as such Attorney executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Bryan D. Spicer as Attorney.

WITNESS my hand and official at Franklin, Tennessee, seal this 25th Day of July, 2017.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019