G-29971-5A Box 14

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170073062 DEEDQC
Recvd: 08/23/17 09:46 2 pgs
Fees:12.00 Taxes:0.00
20170823-0086456

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this the 22nd day of August 2017.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY U. BROTHERS DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alan Rice	**"New Owner"**	**TRACT 1: 119-07-0-019.00**
5062 Heatherstone Road		**TRACT 2: 119-03-0-037.00** **TRACT 3: 119-14-0-294.00**
Bettendorf, Iowa 52722		**TRACT 4: 119-14-0-356.00**

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alan Rice, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Alan W. Rice, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
LAND in Davidson County, Tennessee, being Lot No. 183 on the Plan of Glencliff Estates, Section VII, of record in Plat Book 2331, page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Alan Rice, by Deed from Citimortage, Inc., of record in Instrument No. 20110519-0038257, Register's Office for Davidson County, Tennessee. The said Alan Rice having conveyed to Alan Rice, LLC by Quitclaim Deed dated December 22, 2011 of record in Instrument No. 20120502-0037521, said Register's Office.

TRACT 2:
LAND in Davidson County, Tennessee, being Lot 8 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee. SAID Lot No. 8 which is a corner lot, fronts 98.66 feet on the southwesterly margin of Dodge Drive and fronts 114.33 feet on the northwesterly margin of Stirton Road said frontage being joined by a curve having a length of 31.42 feet, and extends back 105.95 feet on the northwesterly line and 114.8 feet on the southwesterly line to a point of intersection

BEING the same property conveyed to Alan Rice by Special Warranty Deed from Household Financial Center, Inc., dated April 15, 2011, of record in Instrument No. 20110421-0030910, Register's Office for Davidson County, Tennessee. The said Alan Rice having convey said property to Alan Rice, LLC, by Quitclaim Deed dated December 22, 2011, of record in Instrument No. 20120502-0037520, said Register's Office.

TRACT 3:
LAND in Davidson County, Tennessee, being Lot 78, previously and Er, on the Plan of Pleasant View Subdivision of Mrs. McCombs, filed of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alan Rice by Warranty Deed from JBT, Inc., a Florida corporation, dated August 31, 2010, of record in Instrument No. 20100927-0076742, Register's Office for Davidson County, Tennessee. The said Alan Rice having conveyed said property to Alan Rice, LLC by Quitclaim Deed dated December 22, 2011 of record in Instrument No. 20120502-0037522, said Register's Office.

TRACT 4:
LAND in Davidson County, Tennessee, being Lot No. 3, William Lee Subdivision, as shown on plat of record in Plat Book 4350, Page 75, Register's Office for Davidson County, Tennessee. SAID Lot No. 3 fronts 70 feet on the southerly side of Radnor Street and runs back between parallel lines 175.5 feet on the west line and 178.00 feet on the east line to a rear line which measures 70.01 feet.

BEING the same property conveyed to Alan Rice by Warranty Deed from Fannie Mae a/k/a Federal national Mortgage Association organized and existing under the laws of the United States of America, dated June 4, 2010, of record in Instrument No. 20100616-0046741, Register's Office for Davidson County, Tennessee. The said Alan Rice having conveyed said property to Alan Rice, LLC, by Quitclaim Deed dated December 22, 2011, of record in Instrument No. 20120502-0037523, said Register's Office.

Said properties are conveyed to the limitations, restrictions, and encumbrances as may affect the premises

NO BOUNDARY SURVEYS WERE MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SIAD FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

These are improved properties, known as: **TRACT 1 – 382 Wimpole Drive, Nashville, Tennessee 37211; TRACT 2 - 123 Dodge Drive, Nashville, Tennessee 37210; TRACT 3 - 207 Radnor Street, Nashville, Tennessee 37211; TRACT 4 – 191 A/B Radnor Street, Nashville, Tennessee 37211.**

Witness my/our hand(s) this **22nd** day of **August, 2017.**

Alan Rice, LLC, a Tennessee limited liability company

By: _____, Atty. Agent
John T. Cook, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **Authorized Agent** of **Alan Rice, LLC**, within named bargainor, a Tennessee limited liability company, and that he as such **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such .

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **August, 2017.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/20