THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $134,327.97.

Affiant

Sworn to and subscribed before me this 21st day of August, 2017.

Notary Public

My Commission Expires: 11/17/20

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Torque Development Group, LLC	1508 A & B Phillips Street	Owner	145-02-0-003.00 &
718 Thompson Lane, Suite 108-236			145-02-0-004.00
Nashville, TN 37204	Nashville, TN 37208		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Barry Downer and Andrew Tilghman** (Grantors), do hereby quitclaim, transfer and convey unto **Torque Development Group, LLC as to a 50% vested interest, Daniel Orlowski as to a 25% vested interest, and Dan Yarbourgh as to a 25% vested interest** (Grantees), their successors and assigns, all of their rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 1508A and 1508B, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1506 Phillips Street, of record in Instrument No.: 20161207-0128620, Register's Office for Davidson County, Tennessee. Said Unit 1508A and 1508B being shown as part of Exhibit "B" of said Declaration.

Being part of the same property conveyed to Barry Downer and Andrew Tilghman, by Warranty Deed, from Citywide Development, LLC, a Tennessee Limited Liability Company, of record in Instrument # 20160616-0061143, Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded June 16, 2016.

WITNESS my hand this the 21st day of August, 2017.

Barry Downer

Andrew Tilghman

BILL GARRETT, Davidson County
Trans: T20170073720 DEEDQC
Recvd: 08/24/17 10:05 2 pgs
Fees: 13.00 Taxes: 497.01
20170824-0086989

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Barry Downer and Andrew Tilghman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 21st day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY