BILL GARRETT, Davidson County
Trans:T20170078555 DEEDQC
Recvd: 09/08/17 08:26 2 pgs
Fees:12.00 Taxes:0.00
20170908-0092245

PREPARED BY:
Bryan D. Spicer, Attorney
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

The purpose of this quitclaim deed is to obtain a separate parcel number for the described lot.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this 6th day of September, 2017.

Notary Public: _____
My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Duke & Duke, LLC P.O. Box 428 Brentwood, TN 37024	New Owner	Portion of 104-01-0-354.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Duke & Duke, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Duke & Duke, LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Being Lot 47 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Warranty Deed from Nancy N. Gardner, unmarried, dated April 11, 2016, of record in Instrument No. 20160413-0035407, Register's Office for Davidson County, Tennessee.

This is part of the unimproved property known as: 414 Saint Francis Avenue, Nashville, TN 37205.

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 6th day of September, 2017.

Duke & Duke, LLC

By: Bryan D. Spicer
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of Duke & Duke, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, as Member.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of September, 2017.

Notary Public

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

My Commission Expires: