(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 5821 **DEEDQC**
09/29/2017 08:48:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170929-0099640

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27th DAY OF September, 2017.

NOTARY PUBLIC
COMMISSION EXPIRES:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

ADDRESS OF NEW OWNER:
Sussex Partners, GP
1980-J Madison Street, #242
Clarksville, TN 37043

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
060-16-0-021.00

QUITCLAIM DEED

For and in consideration of Zero Dollars (0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Colson Services, LLC, a Tennessee limited liability company, and DGI Properties, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTORS") does quitclaim and convey all of its right, title and interest to the hereinafter described property to **Sussex Partners, GP**(hereinafter referred to as "GRANTEE"), its heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows to-wit (the "Property").

Land in Davidson County, Tennessee, Being Lot No. 16 on the Map of Capitol View Subdivision, as of record in Book 974, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Colson Services, LLC, by Warranty Deed from Sandra Ann Felts, joined by spouse, Ronnie R. Felts, dated March 22, 2013, of record in Instrument No. 20130325-0028967, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Colson Services, LLC, a Tennessee limited liability company, and DGI Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Colson Services, LLC, a Tennessee limited liability company, dated August 20, 2013, of record in Instrument No. 20130821-0088415, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 108 Lorraine Avenue, Nashville, TN 37027

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 22nd day of September, 2017.

Colson Services, LLC

David Vernich, Chief Manager

DGI Properties, LLC

Donna J. HySmith, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of September, 2017.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Donna J. HySmith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of DGI Properties, LLC, and that she as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of September, 2017.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

My Commission Expires: _____