THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Sennett Commercial, LLC
926 Burchwood Ave.
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
072-02-0-181.00 (Tract I)
072-02-0-106.00 (Tract II)

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 16 day of October, 2017.

Notary Public

My Commission Expires:
12/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BLAKE SENNETT** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SENNETT COMMERCIAL, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3611 Gallatin Pike & 3616 Baxter Avenue, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of October, 2017.

Bill Garrett Davidson County
Batch# 14363 DEEDQC
10/17/2017 10:47:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171017-0106260

By: Blake Sennett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blake Sennett**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Tract I: 3611 Gallatin Pike - 072-02-0-181.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kelley Properties, LLC Property of record in Plat at Instrument No. 20081028-0107363, and corrected by Surveyor's Certificate of Correction at Instrument No. 20081125-0115576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: 3616 Baxter Avenue - 072-02-0-106.00

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of E. B. Craig's Subdivision of the Crownover Property (Tract II) of record in Plat at Deed Book 894, Pages 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 50 feet on the easterly side of Baxter Street and runs back 217 feet 1 inch on the northerly line and 238 feet 7 inches on the southerly line to a dead line, measuring 52 feet 4 inches thereon.

Being the same property conveyed to Blake Sennett and Bear Flag, LLC from Michael Todd Reese, dated August 30, 2017, of record in Instrument No. 20170906-0091635, Register's Office for Davidson County, Tennessee.