Bill Garrett Davidson County
Batch# 14749 DEEDQC
10/17/2017 02:49:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171017-0106429

This instrument prepared by:
Jillian Mastroianni
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
TREEMONT PROPERTIES II, LLC 836 Treemont Ct. Nashville, TN 37220	Same	072-11-0-214.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **INVENT COMMUNITIES, INC.**, a Tennessee Corporation ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **TREEMONT PROPERTIES II, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

> Being Lot No. 19 in the W. J. Meyers Subdivision to the City of Nashville, Tennessee, said Lot fronts 50 feet on the east side of Pennington Avenue, and extends back there from between parallel lines 150 feet to an alley in the rear as per Plan in Book 332, Page 66, of the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Invent Communities, Inc. by Warranty Deed from JH104, LLC, a Tennessee Limited Liability Company, recorded in Instrument No. 20170330-0031153 on the 30th day of March, 2017, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to (1) any and all applicable governmental and/or zoning regulations; and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Further, the foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $10.

Subscribed and sworn to before me this the 17th day of October, 2017.

Affiant

Notary Public

My Commission Expires: 3/3/2020

This is unimproved property, known as 2309 Pennington Avenue, Nashville, TN 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of October, 2017.

INVENT COMMUNITIES, INC.

By: _____
JAMES H. PFEFFER
Title: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JAMES PFEFFER**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the Chief Executive Officer of Invent Communities, Inc., the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the said Invent Communities, Inc.

Witness my hand and official seal this 17th day of October, 2017.

Notary Public

My Commission Expires: 3/3/2020