(1)

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

Bill Garrett Davidson County
Batch# 24444 **DEEDQC**
11/09/2017 01:57:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171109-0115589

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

Coreen Newcomb
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 6th DAY OF November 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:
Westchester Partners, GP
1980-J Madison Street, #242
Clarksville, TN 37043

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
072-07-0-148.00

QUITCLAIM DEED

For and in consideration of One Dollars (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Colson Services, LLC, a Tennessee limited liability company, a one-half undivided interest, and Birch Creek Properties, LLC, a Tennessee limited liability company, a one-half undivided interest,** (hereinafter referred to as "GRANTORS") does quitclaim and convey all of their rights, title and interests to the hereinafter described property to **Westchester Partners, GP**(hereinafter referred to as "GRANTEE"), its successors 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. 70 on the Plan of Kenmore Place, of record in Plat Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 70 fronts 100 feet on the southerly side of Warner Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Colson Services, LLC, by Warranty Deed from First Jordan, FLP, as Trustee of The 1248 Kenmore Place Trust, dated November 28, 2012, of record in Instrument No. 20121129-0109570, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Colson Services, LLC, a Tennessee limited liability company, a one-half undivided interest and Birch Creek Properties, LLC, a Tennessee limited liability company, a one-half undivided interest, by Quitclaim Deed from Colson Services, LLC, a Tennessee limited liability company, dated June 11, 2013, of record in Instrument No. 20130715-0073123, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 1248 Kenmore Place, Nashville, TN 37216

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 November, 2017.

Colson Services, LLC

David Vernich, Chief Manager

Birch Creek Properties, LLC

Mark E. Green, Chief Manager

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 6th day of November, 2017.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Mark E. Green, 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 Birch Creek Properties, 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 6th day of November, 2017.

Notary Public

My Commission Expires: _____

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