***THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND THE CURRENT DEED OF RECORD AT TIME OF PREPARATION. NO TITLE SEARCH WAS PERFORMED, AND PREPARER MAKES NO WARRANTIES AS TO STATUS OF TITLE AT TIME OF PREPARATION.***

## QUITCLAIM DEED TO COMBINE LOTS

| Address New Owner: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Carby, LLC | Same as Owner | 071-14-0-071.00 |
| 110B Fern Avenue | | 071-14-0 072.00<br>071-14-0-073.00 |
| Nashville, TN 37207 | | 071-14-041.00 |

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019
Foster

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Jennifer Kandell
Affiant

SUBSCRIBED and sworn to before me on this the 20 day of November, 2017.

Leslie Garside
NOTARY PUBLIC

My Commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 32290 DEEDQC
12/01/2017 11:12:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171201-0122767

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid, **CARBY, LLC, a Tennessee limited liability company,** hereby conveys to **CARBY, LLC, a Tennessee limited liability company**, all its interest in and to the following land, to wit:

LAND in Davidson County, TN, being Lots Nos. 28, 29, 30 and 31, J.B. HAYNIE'S GROVE PLAN, as shown on plat of record in Plat Book 57, Page 64, Registers' Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to CARBY, LLC, a Tennessee limited liability company by Quitclaim Deeds dated September 26, 2017, and executed by DOUGLAS DICKERSON DESIGN & DEVELOPMENT, LLC, a Tennessee limited liability company and recorded as Instrument No. 20170928-0099511 and Instrument No. 20170928-0099512, said Registers' Office.

This is unimproved property known as 0 Birch Avenue, Nashville, TN 37207.

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

**WITNESS**, my hand, this 20 day of November, 2017.

CARBY, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Strader, Member

By: _____
Ross Stone, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, undersigned, a Notary Public of the state and county aforementioned, personally appeared Matthew Strader and Ross Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of CARBY, LLC, the within-named bargainor(s), a Tennessee Limited Liability Company, and that such person, as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by themselves as Members.

Witness my hand and seal on the 20 day of November, 2017.

_____
Notary Public

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY