This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 34475 DEEDQC
12/07/2017 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171207-0124983

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
JLD Scott Properties, LLC	same	093 11 0 181.00
34 Rutledge Street		093 11 0 185.00
Nashville, TN 37210		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James D. Scott (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to JLD Scott Properties, LLC, Tennessee limited liability company, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Tract No. I:

Being Lots Nos. 44, 45, 46, 47, 48, and 49 on the map of Rutledge's Addition to Nashville, as of record in Book 21, page 73, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey by Barry Greer & Associates dated June 7, 1976, and revised November 10, 1977, as follows:

Beginning at an iron pin set at the intersection of the South right-of-way of Lea Avenue and the East right-of-way of Rutledge Street and proceeding as follows: With said right-of-way of Lea Avenue, N 59° 00' E, 273.16 feet to an iron pin set in the South right-of-way of a 15' alley; thence with the right-of-way of said alley, S 64° 39' E, 181.42 feet to a P-K nail set at the intersection with the North right-of-way of another 15' alley; thence, S 59° 11' W, 374.60 feet to an iron pin in said right-of-way of Rutledge Street; thence, with said right-of-way, N 30° 38' W, 149.80 feet to the beginning, and containing 1.12 acres, more or less.

Tract No. II :

Being Lots Nos. 62, 63, 64, 65, and 66 on the Plan of Rutledge's Addition to Nashville, as of record in Book 21, page 73, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 62, 63, 64, 65, and 66 front 50 feet each on the southwesterly side of Hermitage Avenue and extend back between lines 150 feet to a 15 foot alley in the rear.

Being a the same property conveyed to James D. Scott and wife, Pearlie B. Scott, by deed from Joe M. Haynes, of record in Book 5260, Page 485, Register's

Office for Davidson County, Tennessee. The said Pearlie B. Scott died on December 19, 2016, and her interest vested in James D. Scott, her surviving spouse.

The legal description is the same as the previous deed of record.

This is improved property known as 34 Rutledge Street, Nashville, Tennessee 37210 and unimproved property known as 35 Hermitage Avenue, Nashville, Tennessee 37210.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 7th day of December, 2017.

James D. Scott

James D. Scott, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James D. Scott, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 7th day of December, 2017.

Carla L Lovell

Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

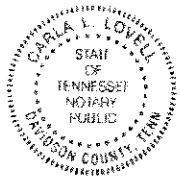
The actual consideration for this transfer is zero dollars ($0.00).

Affiant

Subscribed and sworn to before me this 14th day of December, 2017.

Notary Public

My Commission Expires: 7-6-2020



NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of December, 2017.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY