Address New Owner: Tim Reynolds	Map-Parcel Number(s):	Send Tax Bills To:
POB 2365 Brentwood, TN 37024	092-12/404.00	Tim Reynolds Same as new owner
This instrument prepared by: Tim Reynolds POB 2365 Brentwood TN 37024		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BRAVO DEVELOPMENT LLC** (the "**Grantor**"), hereby sells, assigns, and quitclaims to **TIM REYNOLDS** ("**Grantee**"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

This is ***improved/unimproved*** property located in **1902 Hayes Street** County, Tennessee.

This conveyance of the Property is made expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

Bill Garrett Davidson County
Batch# 34559 **DEEDQC**
12/07/2017 01:45:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20171207-0125100

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Tim Reynolds
Affiant

Subscribed and sworn to before me this 10 day of November, 2017.

Notary Public
My Commission Expires:

JEFFERY W. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-17-2020

7/2790336.1

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 10th day of November, 2017.

GRANTOR

By: _____

Name: Bravo Development LLC

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jeffery Hart, a notary public of the state and county aforementioned, Tim Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he/she is the _____ of Grantor, a _____, and that he/she as such _____ of Grantor is authorized to execute this instrument on behalf of said _____.

Witness my hand, at office, this 10th day of November, 2017.

_____
NOTARY PUBLIC
My Commission Expires: _____

JEFFERY W. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-17-2020

Exhibit A
Legal Description

[INSERT SURVEY LEGAL DESCRIPTION]

Being the same property conveyed to Grantee pursuant to [Special] Warranty Deed recorded in Book_____, page_____ [Instrument number _____] Register's Office for _____ County, Tennessee.

SOT 2015 0514 0044285

2015 0509 0042208

Exhibit

TRACT III (1902 Hayes Street - Map 92-12-0; Parcel 404.00):
LAND in the 1st Civil District of Davidson County, Tennessee, being part of Lot No. 152 on the Plan of John Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee; and more fully described according to an ALTA survey by James R. Stinson, Tennessee Registered Land Surveyor No. 1621, dated March 3, 2009, as follows:

BEGINNING at the intersection of the southerly margin of Church Street and the westerly margin of 19th Avenue. North; Thence, along said margin of 19th Avenue North; South 31 degrees, 22 minutes, 30 seconds East, a distance of 173.41 feet to the northerly margin of a 20 foot alley; Thence along the margin of said alley, South 58 degrees, 16 minutes, 20 seconds West, a distance of 50.00 feet; Thence, along the westerly line of the said property, North 31 degrees, 22 minutes, 30 seconds West, a distance of 173.41 feet to the southerly margin of Church Street; Thence, along said margin, North 58 degrees, 16 minutes, 20 seconds East, a distance of 50.00 feet to the point of BEGINNING.

BEING the same property conveyed to CHURCH & HAYES, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from MICHAEL D. SHMERLING, PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20090220-0014826, said Register's Office.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through or under Grantor.