BOX 10-B

Bill Garrett Davidson County
Batch# 36415 **DEEDQC**
12/12/2017 12:39:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171212-0126640

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0-~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLUE SKY ADVENTURES, LLC	**SAME**	**061-11-0-043.00**
(NAME) **P. O. BOX 2722**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37024-2722**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EAST SIDE, GP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF BLUE SKY ADVENTURES, LLC AND EAGLE EYE PROPERTIES, LLC** , HEREINAFTER CALLED THE GRANTORS, BY THESE PRESENTS DO HEREBY REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **BLUE SKY ADVENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Wilmore's Resubdivision of Lot No. 37, Maplewood Manor Subdivision, of record in Plat Book 4595, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to East Side GP from Thomas Lewis by deed dated August 31, 2012, of record as Instrument No. 20120904-0079739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters set forth in the Plan of record in Plat Book 4595, Page 178 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **905 A & B VIRGINIA AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of November, 2017.

EAST SIDE, GP

Patricia A. Vaughn, sole member

Blue Sky Adventures, LLC – Partner
By: Patricia A. Vaughn, Sole Member

Executrix

Eagle Eye Properties, LLC- Partner
By: Sher Powers, Executrix of the Estate of Troy Kinsel, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Patricia A. Vaughn**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **BLUE SKY ADVENTURES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **BLUE SKY ADVENTURES, LLC** to be a **GENERAL PARTNER OF EAST SIDE, GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission expires: November 5, 2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Sher Powers, Executrix of the Estate of Troy Kinsel**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the authorized representative for **EAGLE EYE PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **EAGLE EYE PROPERTIES, LLC** to be a **GENERAL PARTNER OF EAST SIDE, GP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of November, 2017.

My Commission expires: November 5, 2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public