Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. TENNESSEE TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

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

Notary

My Commission Expires: 3/31/21

QUIT CLAIM DEED

OWNER
Boulevard Building Group, LLC
7117 Donald Wilson Drive
Fairview, TN 37026

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL
131 12 4B 002.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Boulevard Building Group, LLC,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL ITS RIGHT, TITLE AND INTEREST UNTO, **Matthew A. Beata,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS 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 Unit 102, or Unit "B" on Lot 2 of the Re-subdivision of Lots 14 & 15 on the Plan of Subdivision of the J.T. Jenkins Home Tract Subdivision of record in Instrument No. 20160621-0062854, and the Declaration of Covenants, Conditions and Restrictions for "Homes At Battery Cove", a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160804-0080828, all in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Boulevard Building Group, LLC, by Warranty Deed from Kevin Krantz, dated July 28, 2016, and recorded August 4, 2016, of

Bill Garrett Davidson County
Batch# 39454 DEEDQC
12/19/2017 12:33:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171219-0129205

record in Instrument No. 20160804-0080724, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved ( ) unimproved (X) property, known as 1025 B Battery Lane, Nashville, TN 37215

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 my hand this 14th day of December, 2017.

Boulevard Building Group, LLC

By: _____
Matthew A. Beata

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Matthew A. Beata,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member of Boulevard Building Group, LLC**, and that he as such Member, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Fairview, Tennessee, this 14th day of December, 2017.

CAROL A. BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

_____
Notary Public

Commission Expires: 3/31/21