THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 47764 DEEDQC
01/16/2018 12:27:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180116-0004446

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Hickory Capital Nashville I, LLC<br>110 30th Ave. S., Ste 100<br>Nashville, TN 37212-2511 | Same as Owner | 147-14-0-182.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **SN DEVELOPMENTS, LLC**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **HICKORY CAPITAL NASHVILLE I, LLC**, hereinafter called the Grantee, its successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of McMurray Hills, as of record in Plat Book 3700, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna M. Johnson by deed from Billy E. Stanley, Sr. and wife, JoAnn T. Stanley of record in Book 9279, page 7, Davidson County Register of Deeds, filed on 03/15/1994, and the same property further conveyed to Music City Financial, LLC by deed from Donna M. Johnson of record in Instrument No. 20171116-0117791, said Register's Office, filed on 11/16/2017, and the same property further conveyed to SN Developments, LLC, by deed from Music City Financial, LLC, of record in Instrument No. 20171120-0118928, filed on 11/20/2017, Davidson County Register of Deeds.

This property is commonly known as 497 Westcrest Drive, Nashville, TN 37211.

Witness my hand this 9th day of **January, 2018**:

**SN DEVELOPMENTS, LLC**

**By:** _____

**Name:** Graham Nichols

**Title:** CEO

**STATE OF Tennessee** )
)
**COUNTY OF** Williamson )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Graham Nichols**, 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 **CEO (with sole signature authority)** of **SN DEVELOPMENTS, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **SN DEVELOPMENTS, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 9th day of January 2018:

_____
NOTARY PUBLIC

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2018:

_____
Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON