This Instrument Prepared By:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

Bill Garrett Davidson County
Batch# 53262 DEEDQC
01/30/2018 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180130-0009592

# QUITCLAIM DEED

| **Address New Owner(s)** | **Send Tax Bills To:** | **Map & Parcel Nos.:** |
|---|---|---|
| Peachtree & Buford, LLC<br>P.O. Box 150262<br>Nashville, TN 37215 | Same | 106-13-0-216.00<br>119-01-0-021.00<br>119-01-0-022.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Glenrose Avenue Investors, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto Peachtree & Buford, LLC, a Georgia limited liability company ("Grantee"), a 16.66667% undivided right, title and interest as a tenant in common in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof.

This is improved property known as 2140 Dayton Avenue, Nashville, Tennessee.

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed as of the 12th day of January, 2018.

Glenrose Avenue Investors, LLC

By:_____
C. Palmer Pillans, Secretary

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, C. Palmer Pillans, Secretary, 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 Secretary of Glenrose Avenue Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary of Glenrose Avenue Investors, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of January, 2018.

Jean P. Shearer
NOTARY PUBLIC

JEAN P SHEARER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

My Commission Expires:

5-3-21

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $-0-, and no other monetary consideration.**

**AFFIANT**

**Subscribed and sworn to before me, this 29th day of January, 2018.**

C. Palmer Pillans IV
**NOTARY PUBLIC**

CHARLES PALMER PILLANS IV STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

**My Commission Expires:**

5-3-21

## EXHIBIT A

## PROPERTY DESCRIPTION

Lot 1, as shown on the map entitled Consolidation Plat of Parcel 216, Map 103-13 and Parcels 12-22, Map 119-1, of record as Instrument No. 20170403-0032023, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Glenrose Avenue Investors, LLC, a Tennessee limited liability company, by deed from Dayton Property One, LLC, a Tennessee limited liability company, of record as Instrument No. 20170526-0052675 dated May 25, 2017, said Register's Office.

# True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

