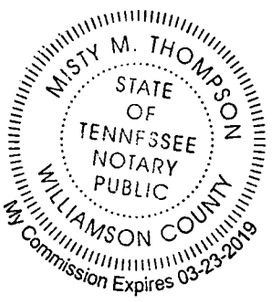
Bill Garrett Davidson County
Batch# 54871 DEEDQC
02/05/2018 10:38:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180205-0011319

PREPARED BY:
Bryan D. Spicer, Attorney
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this 1st day of February, 2018.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
BC Properties
P.O. Box 428
Brentwood, TN 37024

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
081-11-0-511.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Duke & Duke, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **BC Properties, a Tennessee general partnership**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 202 on the plan of McGavock, Wetmore and others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc., by Warranty Deed from Ronald Senter, dated September 15, 2008, of record in Instrument No. 20080922-0096218, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc., dated October 27, 2011, of record in Instrument No. 20111031-0084559, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1620 14th Ave. N., Nashville, TN 37208.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 1st day of February, 2018.

Duke & Duke, LLC

By: Bryan D. Spicer
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of Duke & Duke, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, as Member.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February, 2018.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019