This instrument was prepared by:
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Bill Garrett Davidson County
Batch# 54899 DEEDQC
02/05/2018 10:58:09 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180205-0011358

QUITCLAIM DEED

FROM: CAREN JOY DICKSON, f/k/a CAREN JOY LANTZ, an individual, Grantor

TO: GRACIAS PROPERTIES, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Gracias Properties, LLC 218 Third Avenue North Franklin, Tennessee 37064	Same	Map 104-12-0 Parcel 273.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of February, 2018.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CAREN JOY DICKSON, f/k/a CAREN JOY LANTZ, an individual ("Grantor"), does quitclaim

unto GRACIAS PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 1700 Bernard Avenue, Nashville, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 2nd day of February, 2018.

GRANTOR:

CAREN JOY DICKSON

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared CAREN JOY DICKSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 2nd day of February, 2018.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

ANDREW DICKSON joins in this Quitclaim Deed solely to convey any marital interests he may have in the Property.

GRANTOR:

ANDREW J. DICKSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared ANDREW J. DICKSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 2nd day of February, 2018.

MELINDA A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1-6-20

EXHIBIT A

PROPERTY DESCRIPTION

BEING Lot No. 35 on the Map of Lenox Place as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to CAREN JOY LANTZ by Warranty Deed dated January 25, 2002, of record as Instrument 20020128-0011475, Register's Office for Davidson County, Tennessee.