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# 59677 DEEDQC
02/16/2018 09:09:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180216-0015154

[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 110 30th Ave. S. Nashville, TN 37203	Same as Owner	119-16-0-061.00

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, I, **GRAHAM NICHOLS**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Battlewood, Section 3, as of record in Plat Book 3300, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 120.56 feet on the southwesterly side of Drummond Drive and extends back 328.33 feet on the northwesterly line and 332.22 feet on the southeasterly line to a dead line, measuring 143.95 feet thereon.

Being the same property conveyed to Leroy Bell and wife, Catherine Elizabeth Bell by deed from Gordon L. Mooneyham and wife, Sepal I. Mooneyham of record in Book 3503, page 178, dated 01/30/1963, the said Leroy Bell having predeceased his wife, Catherine Elizabeth Bell on March 21, 2010, and Catherine Elizabeth Bell having since died on January 11, 2017, in Davidson County, Tennessee, appointing her son John Kenneth Bell as Executor of her Estate by last Will and Testament entered for probate on March 29, 2017, Probate Case No. 17P542, Davidson County, Tennessee. Being the same property Further Conveyed to Graham Nichols by deed from John Kenneth Bell, Executor of The Estate of Catherine Elizabeth Ledbetter Bell of record in Instrument No. 20171102-0112500, filed on 11/02/2017, said Register's Office.

This property is commonly known as 1032 Drummond Drive, Nashville, TN 37211.

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

Graham Nichols

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GRAHAM NICHOLS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of January, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER 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: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON