This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd.
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
TLOT LLC
PO Box 17116
Nashville, TN 37217

Bill Garrett Davidson County
Batch# 64847 DEEDQC
03/02/2018 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180302-0020150

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **David J. Waynick and wife, Rebecca R. Waynick, being one and the same as Becky Waynick,** hereinafter called the "GRANTORS", bargained and sold, and by these presents, do transfer and convey all right, title and interest that they may have in and to the following described real property unto **TLOT LLC**, a Tennessee limited liability company, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that parcel of land in the City of Nashville, Davidson County, State of Tennessee Being Lot 322, Waterfalls Park, Section Eight, Filed in Plat Book 4175, page 93, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David Waynick and Becky Waynick, husband and wife, from Secretary of Housing and Urban Development by deed dated December 10, 2003 of record in Instrument No. 20031230-0183761 Register's Office for Davidson County, Tennessee.

Commonly known as: **3288 Niagara Drive, Nashville, TN 37214**
Parcel Id: 096 16 0 090.00

AND

Land in Davison County, Tennessee, being Lot No. 279 on the Plan of Waterfalls Park, Section 8, as of record in Book 4175, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 279 fronts 75 feet on the east side of Niagara Drive and extends back 212.5 feet on the north line and 244.5 feet on the south line to a dead line which is a broken line measuring 116.47 feet thereon.

Being the same property conveyed to David J. Waynick and wife, Rebecca R. Waynick by Quitcalim Deed from William Allen Fitzgerald, unmarried, of record in Instrument No, 20090304-0019025, Register's Office for Davidson County, Tennessee.

Commonly known as: **3291 Niagara Dr., Nashville, TN 37214**
Parcel Id: 96 16 68

AND

Land in Davidson County, Tennessee, Being Lot No 316 on the Plan of Waterfalls Park, Section 8, of record in Book 4175, page 93 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David J. Waynick by Quitclaim Deed dated May 2, 2016 from John L. Griffin of record in Instrument No. 20160503-0043530 Register's Office for Davidson County, Tennessee.

Commonly known as: **3314-3316 Niagara Drive, Nashville, TN 37214**
Parcel Id: 096 16 0 096.00

AND

Land in Davidson County, Tennessee, being Lot No. 31-A, Zone Lot Division Lots 30 &31, Hunters Point Subdivision of record in Plat Book 6250, page 775, amending Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal descripton of subject lot.

Being the same property conveyed to David J. Waynick and wife, Rebecca R. Waynick, by Deed dated September 16, 1996 of record in Book 10216, page 211 Register's Office for Davidson County, Tennessee.

Commonly know as: **5174 Hunters Point, Nashville, TN**
Parcel Id: 98 05 0 130.00

AND
Land in Davidson County, Tennessee, being Lot No. 106 on the plan of Valley Grove Subdivision, Section 8, as of record in Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which reference is here made for a more compete description.

Being the same property conveyed to David J. Waynick and wife, Rebecca R. Waynick, by Quitclaim Deed dated June 30, 1988, of record in Book 7596, page 891 Register's Office for Davidson County, Tennessee.

Commonly known as: **4337-4339 Valley Grove, Hermitage, TN 37076**
Parcel Id: 97 9 11

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS hand this the 2 day of March, 2018 .

David J. Waynick

Rebecca R. Waynick

Becky Waynick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, David J. Waynick and wife, Rebecca R. Waynick, being one and the same as Becky Waynick, the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 2 day of March, 2018.

NOTARY PUBLIC
MyCommissionExpires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 2 day of March, 2018.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION

I 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.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 2 day of March, 2018, personally appeared before me, a notary public for this county and state, Toni Culbertson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021