QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James S. F. Boyd 1300 Division Street, Suite 100 Nashville, TN 37203	09315002900 09315003000 09315003100 09315002800	Same as Owner
This instrument prepared by: James Bryan Lewis, Esq. 214 Second Avenue North, Suite 103, Nashville, TN 37201		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 12 day of March, 2018.

REBECCA S. FISHBURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Rebecca S. Fishburn
NOTARY PUBLIC
My Commission Expires: 11-3-20

The actual consideration for this transfer is $0.00.

James S. F. Boyd
James S. F. Boyd, Affiant

KNOW ALL MEN BY THESE PRESENTS that **Third Avenue Properties, LLC** ("Grantor"), for and in consideration of the sum of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **James S. F. Boyd** ("Grantee"), his heirs, successors and assigns, its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

PARCEL I

TRACT NO. I: Being Lots Nos. 4, 5 and 6 on the Plan of the Subdivision of the John Vanderville Property in South Nashville, as of record in Minute Book "E", page 577, County Court Clerk's Office for said County.

Said Lots Nos. 4, 5 and 6 front 18 feet each on the westerly side of Third Avenue South, formerly College Street, and run back between parallel lines 83 feet to a dead line.

TRACT NO II: Land in Davidson County, Tennessee, in the 13th Ward of Nashville, at 309 Front (now Ash) Street, Barrow G. Grove, No. 9, 27 x 109, more particularly described as follows:

Being Lot No. 9 in Bosworth's Plan in South Nashville, registered in Book 11, pages 219 and 220, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 27 feet 8-3/5 inches on the south side of Ash Street and runs back between parallel lines 108 feet to an alley.

Bill Garrett Davidson County
Batch# 70113 DEEDQC
03/16/2018 09:47:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180316-0024961

TRACT NO. III: Lot No. 1 in Vanderville's Subdivision of Lots Nos. 10, 11, 12 of Bosworth's Subdivision, as of record in Minute Book "E", pages 577 and 578, of the County Court of Davidson County, Tennessee.

Said Lot fronts 18 feet on the west side of Third Avenue, formerly South College Street, and extends back between parallel lines 83 feet along the southerly margin of Ash Street, to a line.

Being the same property conveyed to Third Avenue Properties, LLC from James S. F. Boyd by Quitclaim Deed of record in Instrument No. 20130513-0048147 and Deed of Correction in Instrument No. 20140227-0016695, Register's Office of Davidson County, Tennessee.

PARCEL II

Beginning at a point at the West side of South College Street, now known as Third Avenue, South 16 feet South of Ash Street, and fronting 36 feet on said street or avenue and running back westwardly between parallel lines, 90 feet, more or less, and being the property conveyed to said William Hunter by Thomas S. Weaver, Clerk and Master by Deed registered in Book 196, page 411, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Third Avenue Properties, LLC from James S. F. Boyd by Quitclaim Deed of record in Instrument No. 20130513-0048147 and Deed of Correction in Instrument No. 20140227-0016695, Register's Office of Davidson County, Tennessee.

This is improved property known as 801 Third Avenue South, 309 Ash Street, 805 Third Avenue South, and 803 Third Avenue South, Nashville, Tennessee 37210.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the 12th day of March, 2018.

THIRD AVENUE PROPERTIES, LLC

BY: James S. F. Boyd

JAMES S. F. BOYD, President and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James S. F. Boyd, President and Sole Member of Third Avenue Properties, LLC**, the Grantor, 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 as his free act and deed for the purposes herein contained.

Witness my hand and official seal on this the 12th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 11-3-20

REBECCA S. FISHBURN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.