Bill Garrett Davidson County
Batch# 71426 DEEDQC
03/21/2018 08:17:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180321-0026325

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
2702GV, LLC	Same	119 09 0 052.00
1111 12th Ave., South		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **URBAN PROPERTY PARTNERS, a Tennessee general partnership consisting of ROY DANO and JOSEPH J. KOVALICK, II** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **2702GV, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

Being Lots 35 and 36 on the Revised and Corrected Plan of Thompson Ring's Subdivision of Edenwold Park as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at a PX nail found at the intersection of the center lines of Grandview Avenue and Central Avenue, thence S 41 deg. 42' 19" E 34.64' to an iron pin set (IPS) at the intersection of the easterly right of way of Grandview Avenue and the southerly right of way of Central Avenue; thence leaving Grandview Avenue and with the northerly right of way of Central Avenue, S 88 deg. 33' 25" E, 152.55' to an IPS at the intersection of the northerly right of way of Central Avenue and the westerly right of way of an unnamed 15' alley; thence leaving Central Avenue and with the westerly right of way of said alley; S 2 deg. 01'06" W, 99.83'to an IPS at the northeasterly corner of Ollis Aldridge as recorded in deed book 3928, Page 554, R.O.D.C.; thence leaving the alley and with Aldridge, N. 88 deg. 30' 08"W, 150.73' to an IPS on the easterly right of way of Grandview Avenue; thence leaving Aldridge and with the easterly right of way of Grandview Avenue, N 0 deg. 58'21"E, 99.69' to the point of beginning, containing 0.35 acres, more or less as surveyed by Arrowhead Survey on February 17, 1999.

Being part of the same property conveyed to Urban Property Partners by Warranty Deed from Faith Life Church Nashville, Inc., f/k/a Word of Faith Christian Center Nashville, Inc., a/k/a Word of Faith Christian Center, recorded in Instrument No. 20141217-0115348 on the 17th day of December, 2014, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

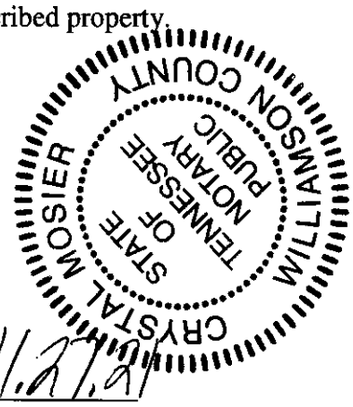
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 19th day of March, 2018.

Affiant

Notary Public

My Commission Expires: 11.21.21



This is improved property, known as 2702 Grandview Ave., Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of March, 2018.

URBAN PROPERTY PARTNERS

ROY DANO, Partner

JOSEPH J. KOVALICK, II, Partner

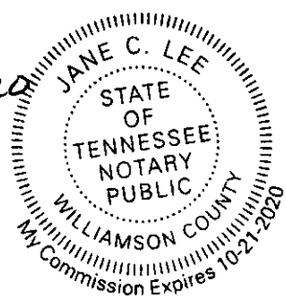
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **ROY DANO**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is a General Partner of Urban Property Partners, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of Urban Property Partners.

WITNESS my hand and seal, at office, this 16th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 10/21/2020



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JOSEPH J. KOVALICK, II**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is a General Partner of Urban Property Partners, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of Urban Property Partners.

WITNESS my hand and seal, at office, this 16th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 10/21/2020

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2020