Bill Garrett Davidson County
Batch# 75287 DEEDQC
04/02/2018 11:18:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180402-0030170

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc. (JDS)
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
March Developments, LLC
4903 Darlington Court
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
81-8
318,325,531 & 532

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **1720 Delta, LLC, a Tennessee limited liability company**, for and in consideration of Ten and no/100's ($10.00), 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 **March Developments, LLC, a Tennessee limited liability company**, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR FULL LEGAL DESCRIPTION

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

WITNESS my hand this the 29 day of March, 2018.

1720 DELTA, LLC

BY: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of 1720 Delta, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29 day of March, 2018.

Jennifer D. Stacey
Notary Public
My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Sean Davidson
Affiant

Sworn to and subscribed before me this the ~~22nd day of June, 2016~~. 29th day of March, 2018

Jennifer D. Stacey
Notary Public

My commission expires:
10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A'

Tract I:

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being all of Lots 20, 21 and 22 and a portion of Lot 23 on the Map of W.S. Settle's Subdivision of Lots 249 to 277 inclusive of the North Nashville Real Estate Company's Plan of record in Book 57, Page 71 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the northeasterly right-of-way line of Delta Avenue, 50 feet in width, and the southerly right-of-way line of Tral Street, 25 feet in width;

Thence with the southerly right-of-way line of Tral Street, North 61 deg 59 min 28 sec East, 233.00 feet to a point at the intersection with the westerly right-of-way line of Jenkins Street, 30 feet in width;

Thence with the westerly right-of-way line of Jenkins Street, South 28 deg 10 min 09 sec East, 148.21 feet to an iron rod set at a corner common with 1714 A & B Delta Avenue Townhomes, a Horizontal Property Regime of record in Master Deed, Instrument Number 20160923-0100737;

Thence leaving the westerly right-of-way line of Jenkins Street with the northerly line of said 1714 A & B Delta Avenue Townhomes, South 56 deg 31 min 07 sec West, 175.86 feet to an iron rod set on the northeasterly right-of-way line of said Delta Avenue;

Thence with the northeasterly right-of-way line of Delta Avenue, North 47 deg 29 min 20 sec West, 175.00 feet to the point of beginning; containing 32,197 square feet or 0.739 acres more or less;

Tract II:
Being a tract of land lying in Nashville, Davidson County, Tennessee; also being part of Lots 18 and 19 on the Map of W.S. Settle's Subdivision of Lots 249 to 277 inclusive of the North Nashville Real Estate Company's Plan of record in Book 57, Page 71 in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the southeasterly right-of-way line of Interstate 65 and the northerly right-of-way line of Tral Street, 25 feet in width;

Thence with the southeasterly right-of-way line of Interstate 65, North 19 deg 30 min 54 sec East, 120.92 feet to an iron rod set at a corner common with the property conveyed to Terrell Starks of record in Instrument Number 20030603-0075404;

Thence with the westerly line of said Starks, South 28 deg 10 min 09 sec East, 81.66 feet to an iron rod set on the northerly right-of-way line of Tral Street;

Thence with the northerly right-of-way line of Tral Street, South 61 deg 59 min 28 sec West, 89.41 feet to the point of beginning; containing 3,651 square feet or 0.084 acres more or less;

Being the same property conveyed to 1720 Delta, LLC by deeds of record in Instrument Number 20160824-0088446 and Instrument Number 20170525-0052115, all in the Register's Office for Davidson County, Tennessee