Bill Garrett Davidson County
Batch# 75742 DEEDQC
04/03/2018 09:18:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180403-0030829

This Instrument Prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 28th day of March, 2018.

Notary Public

My Commission expires: March 8, 2022

CASSANDRA L. ANELLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Nashland Builders, LLC 317 Ash St. Nashville, TN 37210	Same as Owner	05800006800

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **BUILDER MIGHTY, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **NASHLAND BUILDERS, LLC**, a Tennessee limited liability company ("Grantee"), all of its right, title and interest in and to that certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this document to be effective as of March 13, 2018.

GRANTOR:

BUILDER MIGHTY, LLC,
a Tennessee limited liability company

By: _____
Name: Devon Gundry
Title: Sole Member

State of California)
County of San Francisco

On march 8, 2018 before me, Gary Hirsch, (here insert name of the officer), Notary Public, personally appeared DEVON GUNDRY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CSS1 GARY HIRSCH COMM. # 2161406 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires August 26, 2020 CSS1

EXHIBIT A

DESCRIPTION OF PROPERTY

A twenty percent (20%) undivided tenancy in common interest in real property situated in Davidson County, Tennessee and legally described as follows:

Land in the 13th, formerly the 23rd, Civil District of said County, being part of Lot No. 3 on the map of the J. H. Drake Lands, as of record in Book 974, page 34, Register's Office for said County, described as follows:

Beginning in the center of Drake's Branch Road at the northeast corner of a 2.3 acre tract; thence with the center of said Road, north 43 deg. 15' west 550 feet; thence north 38 deg. 34' West 68.6 feet to the corner of J. W. Drake's lot; thence leaving said Road and with J. W. Drake's line, south 85 deg. 36' west 577.6 feet; thence north 1 deg. 27' west 209.4 feet; thence north 89 deg. 7' west 818.9 feet to a post at the northwest corner of said Lot No. 3; thence south 3 deg. 39' west 906.1 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 87 deg. 44' east 1,653.4 feet to the southwest corner of said 2.3 acre tract; thence with the westerly line of said tract and fence, north 1 deg. 53' east 287 feet; thence North 79 deg. 49' east 219.3 feet to the beginning, containing 31.7 acres, more or less.

Being the same property conveyed to Hybrid Phoenix Holdings, LLC by deed from Samuel H. Howard, married man of record in Document Number 20160502-0043014, Register's Office for Davidson County, Tennessee.