**Name and Address of New Owner:**
12th and West Grove, LLC
3716 West End Avenue
Nashville, TN 37205

**Send Tax Statements To:**
New Owner

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NC-18020124

**Map and Parcel:** 105 09 1D 001.00, 105 09 1D 002.00, 105 09 1D 003.00, 105 09 1D 004.00, 105 09 1D 005.00, 105 09 1D 006.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

# QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, FMBC Investments, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto 12th and West Grove, 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:

Land in Davidson County, Tennessee, and being all of Unit Nos. 1, 2, 3, 4, 5 and 6, 1820 12th Avenue South, a Horizontal Property Regime with Private Elements, according to survey and plat of same appearing as Exhibit B in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160425-0039894, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said units.

Being the same property conveyed to FMBC Investments, LLC, a Tennessee limited liability company by General Warranty Deed filed for record on April 6, 2015 in Instrument Number 20150406-0030015, of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1820 12th Avenue South, Units 101, 102, 103 & 104 and 1122 & 1124 W Grove Ave., Nashville, TN 37203

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

Bill Garrett Davidson County
Batch# 83700 DEEDQC
04/23/2018 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180423-0037996

WITNESS my hand this 18 day of April, 2018.

FMBC Investments, LLC

BY: _____
Shawn E. Bailes, Manager

BY: Elizabeth W. Bailes
Elizabeth W. Bailes, Assistant Manager

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 18 day of April, 2018.

_____
Notary Public
My Commission Expires: 12-16-18

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Shawn E. Bailes and Elizabeth W. Bailes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Manager and Assistant Manager, respectively, of FMBC Investments, LLC and that they as such Manager and Assistant Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Manager and Assistant Manager.

Witness my hand and seal this 18th day of April, 2018.

_____
Notary Public

My Commission Expires: 3/18/2019

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY