Bill Garrett Davidson County
Batch# 100887 DEEDQC
06/06/2018 08:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180606-0054058

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Laurence M. Papel Nelson Mullins Riley & Scarborough, LLP 150 4th Ave. North, Suite 1100 Nashville, Tennessee 37219	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, ~~for this transfer is:~~ $0.00 Affiant Subscribed and sworn to before me this 1st day of June, 2018. Notary Public My commission expires: 11/9/2019

ASHLEY N OSGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL NO.**
Twelve South Partners, LLC 2020 Fieldstone Parkway Suite 900-94 Franklin, TN 37069-4337	Same	118-01-0-045.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **LARRY GARRIS**, a Tennessee resident ("***Grantor***"), for itself and its successors and assigns, hereby releases, quitclaims and conveys to **TWELVE SOUTH PARTNERS, LLC**, a Tennessee limited liability company ("***Grantee***"), any right, title and interest of Grantor in and to the premises located in Davidson County, Tennessee and described in **Exhibit A** hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***"). The property described in **Exhibit A** is improved property known as 2705 12th Avenue South, Nashville, Tennessee 37204.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of June, 2018.

GRANTOR:

Larry Garris

STATE of TENNESSEE)
) ss:
COUNTY of Williamson)

On this 1st day of June, 2018, before me personally appeared Larry Garris, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and official seal at Franklin, Tennessee this 1st day of June, 2018.

Notary Public

My Commission Expires:

11/9/2019

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in Davidson County, Tennessee, being part of Lot No. 21 in E. T. Noel's Subdivision, of record in Book 57, page 128, Register's Office for said County, described as follows:

Beginning on the westerly margin of 12th Avenue South 32-1/2 ft. northerly from the southeast corner of said Lot No. 21, being 52-1/2 ft. northerly from the northeast corner of the Old Toll Gate Lot; thence with the westerly margin of said Avenue northerly 52-1/2 ft.; thence westerly 160 ft. more or less to a 20 ft. alley at a point 95 ft. northerly from the northwest corner of said Toll Gate Lot; thence southerly 47-1/2 ft.; thence easterly 160 ft. more or less, to the beginning.

Being the same property conveyed to Robert L. Jackson, Trustee, from Dr. Bill Hunter, and from Robert L. Jackson, Trustee, to Giles MCarter and Maurice N. Foster, by Quitclaim Deed of record in Book 5864, Page 201, Register's Office for Davidson County, Tennessee.

Including but excluding therefrom a strip of land 9.78 ft., more or less, in width, conveyed to the City of Nashville by Guy Manning and wife, by deed of record in Book 855, page 628, said Register's Office, used for the purpose of widening Granny White Pike.

Being the same property conveyed by Quitclaim Deed of record in Book 9777, Page 46, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC

BRINA MATHIS

WILLIAMSON COUNTY