File #27889

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Bill Garrett Davidson County
Batch# 106754 DEEDQC
06/20/2018 10:13:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180620-0059313

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 18th, day of June, 2018.

Notary Public:
My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

ADDRESS OF NEW OWNER:
BC Properties
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-03-79.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee being the west 45 feet of Lots Nos. 165 and 166 on the Map of Sharpe & Horn's 2nd Subdivision of record in Book 161, page 53, Register's Office for said County.

Said parts of said lots adjoin the front 45 feet on the north side of Cleveland Street, formerly Joy Avenue, said extend back between parallel lines 100 feet, along the east margin of an alley to a dead line in the rear.

Being the same property conveyed to Duke & Duke, LLC by Deed in Lieu of Foreclosure from CLS Rental Properties, LLC, dated October 27, 2011, as of record in Instrument No. 20111031-0084557, Register's Office of Davidson County, Tennessee.

These are improved properties commonly known as: **123 Cleveland Street, Nashville, TN 37207**

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 18th day of June, 2018.

DUKE & DUKE, LLC

BY: BRYAN D. SPICER, AS CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **BRYAN D. SPICER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the chief manager of Duke & Duke, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Duke & Duke, LLC, a Tennessee limited liability company by **BRYAN D. SPICER** as such chief manager.

Witness my hand and official seal at office, this 18th day of June, 2018.

NOTARY PUBLIC

My Commission Expires:

