Bill Garrett Davidson County
Batch# 110317 DEEDQC
06/28/2018 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180628-0062811

THIS INSTRUMENT PREPARED BY:
Andrew T. Wood, Esq.
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0289
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
3515 Lealand Lane Townhouse Corporation 1000 Draughon Ave. Nashville, TN 37204	New Owner	118090O90000CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **March Developments, LLC**, hereinafter called the Grantors, by these presents do transfer and quitclaim unto **3515 Lealand Lane Townhouse Corporation**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 42 on the Plan of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made by W. H. Southgate, Surveyor, in December 1935, and March 1938, as follows:
>
> BEGINNING at the Northwest corner of Draughon Avenue and 10th Avenue South; thence, with the westerly margin of 10th Avenue South, northwardly 179 feet to the common corner of Lot Nos. 41 and 42; thence, with the line between said two Lots, westwardly 133 feet 8 inches to the common corner of Lot Nos. 40, 41, 42, and 53; thence, with the line between Lot Nos. 42 and 43, southwardly 181 feet 6 inches to the northerly margin of Draughon Avenue; thence, with the northerly margin of said Avenue, eastwardly 120 feet to the BEGINNING.
>
> BEING all of the same property conveyed to March Developments, LLC, a Tennessee limited liability company, by Warranty Deed from Larry L. Woods, as Executor under the Last Will & Testament of Ruth S. Woods, of record in Instrument No. 20171002-0100458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of June, 2018.

March Developments, LLC,
a Tennessee limited liability company

By: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sean Davidson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of March Developments, LLC, a Tennessee limited liability corporation, the within named bargainor, 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 corporation by himself as Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of June, 2018.

Jessica D. Puckett
Notary Public
My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 28th day of June, 2018.

Jessica D. Puckett
Notary Public
My Commission Expires: Nov. 8th, 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019