THIS INSTRUMENT PREPARED BY:
MORGAN & AKINS, PLLC
2000 Richard Jones Road
Suite 260
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 121378 DEEDQC
07/27/2018 09:46:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180727-0073323

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me this 25 day of July, 2018.

Notary Public

My Commission Expires: [illegible]

PAMELA W. LUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

No title search was preformed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner:	Send Tax Bills To:	Tax Information:
13 Annandale **Nashville, TN 37215**	**New Owner**	Map & Parcel **09115012000**

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand, paid by the hereinafter names Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicholas S. Akins and Carolyn Akins** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents do hereby transfer and convey unto **NAC I Properties, LLC**, Tennessee limited liability company hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to-wit:

See Exhibit A.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as **310 53rd Avenue North, in Nashville, Tennessee 37209.**

With said conveyance(s) being subject to any and all existing restrictions encumbrances, and easements of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

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 instrument on this 25th day of July, 2018.

GRANTOR:

Nicholas S. Akins

Carolyn Akins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared Nicholas S. Akins and Carolyn Akins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of July, 2018.

Notary Public

My Commission Expires

PAMELA W. LUNNY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A

EXHIBIT A

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Beginning at a point in the East margin of 53rd Avenue North, 45 feet South from the corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin 45 feet to a point; thence East running between parallel lines 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to Nicholas S. Akins and Carolyn Akins by Warranty Deed from Richard William Mankinen, with said Warranty Deed being recorded as Instrument Number 20160621-0063124 in Register of Deed's Office of Davidson County, Tennessee on June 21, 2016.