Bill Garrett Davidson County
Batch# 124069 DEEDQC
08/02/2018 12:05:44 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180802-0075833

NEW OWNER	SEND TAX BILLS TO:	
Bon Urban Properties II 1918 10th Avenue North Nashville, TN 37208	New Owner's Address	081-11-0-451.00 081-11-0-412.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (BW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

WHEREAS, pursuant to those certain deeds of record as Instrument No. 20141223-01007275 and 20150326-0026026, Register's Office for Davidson County, Tennessee, the real property located at 1110 Buchanan Street and 1204 Buchanan Street, Nashville, Davidson County, Tennessee, and described more particularly in Exhibit A attached hereto (the "**Property**"), was transferred and conveyed to **Bon Urban Properties II**, a Tennessee general partnership (the "**Partnership**"); and

WHEREAS, pursuant to certain agreements by and among the partners of the Partnership, The Farmington 3 Trust ("**Farmington**") and BPI Crabtree Family Investments, LLC ("**BPI**") have transferred all of their partnership interest to other partners in the Partnership, and Farmington and BPI are no longer partners in the Partnership; and

WHEREAS, Farmington and BPI (collectively referred to herein as the "**Grantors**") have agreed to confirm, by delivery of this deed, the transfer of any right, title and interest that they each had in and to the Property as partners of the Partnership, and Grantors hereby confirm the transfer and conveyance of any and all right title and interest that they may have in and to the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Brooke Baird
Affiant

Subscribed and sworn to me this 1st day of August, 2018.

Theresa Hostetler
NOTARY PUBLIC
My Commission Expires: 10-7-2019

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BPI, acting by and through its duly authorized representative and Farmington, acting by and through its Trustee, have bargained and sold, and by these presents do hereby quitclaim, transfer and convey to the Partnership (defined above and sometimes referred to herein as "Grantee"), its successors and assigns, all its right title and interest in certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

These are improved parcels of real property commonly known as 1110 Buchanan Street and 1204 Buchanan Street, Nashville, Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

IN WITNESS WHEREOF, each Grantor has executed this Quitclaim Deed as of the 1st day of August, 2018.

BPI Crabtree Family Investments, LLC,

By: _____

Name: David P. Crabtree
Title: President

_____
Delsa Carter, Trustee of the Farmington 3 Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

1st WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 1st day of August, 2018.

_____
Notary Public

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:

5/3/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Delsa Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Farmington 3 Trust, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 1st day of August, 2018.

Notary Public

My Commission Expires:

5/3/21

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

(PROPERTY DESCRIPTION)

PARCEL 1 - 1110 Buchanan Street

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

Being Lot 51 on the Plan of Cephas Woodard's Subdivision of Lot 5 and 6 of the Thomas Woodard property, as of record in Book 161, Page 174, Register's Office for said County, said Lot 51 fronts 59 feet on the Northerly side of Buchanan Street and runs back 126.½ feet on the Westerly side and 139.6 feet on the Easterly line with the Westerly margin of Cephas Avenue to the Southerly line of Lot No. 50, measuring 57 ½ feet thereon.

Being the same property conveyed by Quitclaim Deed from Linda D. Johnson (a single woman and Adult Daughter of Annie Hyde Johnson) to the Seven Remaining Children of the deceased, Annie Hyde Johnson, including: William H. M. Johnson, Jr. (a married man, Adult Son and Executor of the Estate of Annie Hyde Johnson), Starlene A. Taylor (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Marion L. Wilkins (a married woman and Adult Daughter), Leslie Y. Drummond (a married woman and Adult Daughter), Teresa V. Hatten (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Eric M. Johnson (a married man and Adult Son) and Charmaine J. Hill (a married woman and Adult Daughter) as recorded on the 13th day of December, 2011 in Instrument No. 20111213-0097070 and Successor Trustee's Deed from Guaranty Title Company, Successor Trustee to William H. Johnson, Sr., and wife, Annie Hyde Johnson as recorded in Deed Book 8661, Page 88, corrected in Book 8669, page 505, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bon Urban Properties II by Warranty Deed from the Estate of Annie Hyde Johnson dated December 2, 2014 and of record in Instrument 20141223-0117275 in the Office of Register of Deeds for Davidson County, Tennessee.

PARCEL 2 - 1204 Buchanan Street

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 6 on the Map of W.S. Settle's Subdivision of Lot No. 7 of Woodard Plan, as of record in Book 57, Page 132, Register's Office for said County.

Said part of said lot fronts 40 feet on the Northerly side of Hydes Ferry Pike and runs back between lines to an alley in the rear.

Being the same property conveyed by Quitclaim Deed from Isaiah L. Vance, Sr. and wife, Alexine Vance to Isaiah L Vance, Sr. and wife, Alexine Vance, Isaiah L. Vance, Jr., Prince E.

Vance, Cassandra J. Vance and Sonjia M. Crutchfield, as Tenants in Common as recorded on the 13th day of November, 2001 in Instrument No. 20011113-0124447 and Installment Deed from Robert H. Meek and wife, Eunice Jean Meek to Isaiah L. Vance and wife, Alexine M. Vance as recorded on the 23rd day of July, 1970 in Deed Book 4433, Page 584 in the Register's office of Davidson County, Tennessee. Alexine Vance having since died intestate on May 11, 2005 leaving Isaiah L. Vance, Sr., Isaiah L. Vance, Jr., Prince E. Vance, Cassandra J. Vance also known as Cassandra Vance-Bowman and Sonjia M. Crutchfield as her heirs at law as evidenced by Affidavit of Heirship recorded in Instrument No. 20130813-0084725, Register's Office for Davidson County, Tennessee. Isaiah L. Vance, Sr. having since died intestate on May 27, 2009 leaving Isaiah L Vance, Jr., Prince E. Vance, Cassandra J. Vance also known as Cassandra Vance-Bowman and Sonjia M. Crutchfield as his heirs at law as evidenced by Affidavit of Heirship recorded in Instrument Nos. 20130813-0084726, 20130813-0084727, 20130423-0040310, 20130423-0040311 and 20130423-0040312, Register's Office for Davidson County, Tennessee, Isaiah L. Vance, Jr. having since died intestate on July 17, 2012 leaving Eunice Vance, Judith Vance and Gregory Vance as his heirs at law as evidenced by Affidavit of Heirship in Instrument No. 20130813-0084728 and Instrument No. 20130813-0084729, Register's Office for Davidson County, Tennessee

Said property has never been the primary marital residence for any of the Grantors.

This conveyance is subject to:
All matters shown on plat of record in Plat Book 57, Page 132, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Bon Urban Properties II by Warranty Deed from Prince E. Vance, Cassandra J. Vance dated March 19, 2015 and of record in Instrument 20150326-0026026 in the Office of Register of Deeds for Davidson County, Tennessee.