Karen Y Johnson Davidson County
Batch# 148541 DEEDQC
10/03/2018 11:32:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181003-0098183

This instrument prepared by:
Miranda Christy
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
INVENT COMMUNITIES, INC. 921B WOODLAND STREET NASHVILLE, TN 37206	Same	072-11-0-214.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **TREEMONT PROPERTIES II, LLC**, a Tennessee limited liability company ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **INVENT COMMUNITIES, INC.**, a Tennessee corporation and its successors, heirs and assigns. The real estate is described as follows:

> Being Lot No. 19 in the W. J. Meyers Subdivision to the City of Nashville, Tennessee, said Lot fronts 50 feet on the east side of Pennington Avenue, and extends back there from between parallel lines 150 feet to an alley in the rear as per Plan in Book 332, Page 66, of the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Treemont Properties II, LLC by Quitclaim Deed recorded in Instrument No. 20171017-0106429, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to (1) any and all applicable governmental and/or zoning regulations; and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Further, the foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $10.

Subscribed and sworn to before me this the 27th day of September, 2018.

Virginia Moore
Affiant

Valerie Grimes
Notary Public

My Commission Expires: 9-7-2020

This is unimproved property, known as 2309 Pennington Avenue, Nashville, TN 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 27th day of September, 2018.

TREEMONT PROPERTIES II, LLC

By: James H Pfeffer
JAMES H. PFEFFER
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JAMES PFEFFER**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the PRESIDENT of Treemont Properties II, LLC, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the said Treemont Properties II, LLC.

Witness my hand and official seal this 27th day of September, 2018.

Valerie Grimes
Notary Public

My Commission Expires: 9-7-2020

RESOLUTION OF THE MEMBERS
OF TREEMONT PROPERTIES II, LLC

The undersigned, being all the Members (the "**Owners**") of Treemont Properties II, LLC a Tennessee limited liability company (the "**Company**"), do hereby adopt the following as the minutes of a meeting of the Owners of the Company in lieu of a formal meeting as evidenced by the signatures of all Owners below.

1. The Owners authorize the quitclaim transfer of the real property and improvements located at 2309 and 2317 Pennington Avenue, Nashville, TN 37216 from Treemont Properties II, LLC to Invent Communities, Inc. (the "**Transfer**").
2. Consideration for the Transfer shall be in an amount no greater than ten ($10) dollars.
3. The Owners authorize James H. Pfeffer, in his capacity as President, to execute any and all documents necessary in order to effectuate the Transfer.

These minutes are executed as of the 27th day of September, 2018.

James H. Pfeffer

Laura Pfeffer

Philip M. Pfeffer

Pamela K. Pfeffer