QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Karen Y Johnson Davidson County
Batch# 153954 DEEDQC
10/25/2018 09:05:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181025-0105636

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
1004 14th, LLC (NAME)	**Same** (NAME)	
3167 Brimstead Dr. (ADDRESS)	(ADDRESS)	**105-01-0-590.00**
Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LMI DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

1004 14TH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF REVISED EDGEHILL ESTATES, SECTION 98 OF RECORD IN PLAT BOOK 4860, PAGE 54, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 12 FRONTS 50.0 FEET ON THE EASTERLY MARGIN OF 14TH AVENUE SOUTH, AND EXTENDS BACK BETWEEN PARALLEL LINES 137.50 FEET TO A PROPOSED ALLEY ON WHICH IT MEASURES 50.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO LMI DEVELOPMENT GROUP, LLC BY DEED FROM JOHN L. SNEED AND WIFE, GWENDOLYN B. SNEED OF RECORD IN INSTRUMENT NO. 20180604-0053081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1004 14th Avenue South, Nashville, Tennessee 37212.**

Witness our hands this the 18th day of Oct., 2018.

LMI DEVELOPMENT GROUP, LLC

By: Jason Lincoln, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of Oct., 2018, before me personally appeared **Jason Lincoln**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of LMI Development Group, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of LMI Development Group, LLC, as Authorized Agent.

Witness my hand and official seal, this the 18th day of Oct., 2018.

Notary Public
My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY