Karen Y Johnson Davidson County
Batch# 178575 DEEDQC
12/28/2018 08:17:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181228-0125690

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
For King and Country Properties, L.L.C. 3745 New Highway 96 West Franklin, TN 37064	Same	172-08-0B-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LUKE J. SMALLBONE and DAVID T. SMALLBONE, each a resident of the State of Tennessee (collectively, "Grantor"), by these present, transfer and convey unto FOR KING AND COUNTRY PROPERTIES, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and/or assigns, all of their respective rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A

The Subject Property is also known as 1549 Celebration Way, Nashville, Tennessee 37211. The Subject Property is conveyed to Grantee, its successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis. The Subject Property is not the marital residence of either Grantor.

IN WITNESS WHEREOF, we have hereunto set our signatures, to be effective as of the 19TH day of December, 2018.

GRANTOR:

LUKE J. SMALLBONE

DAVID T. SMALLBONE

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, Angela Marlar (name of Notary Public), a Notary Public of said County and State, personally appeared LUKE J. SMALLBONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville (City), Tennessee, this 19 day of December, 2018.

Angela Marlar
Notary Public

My Commission Expires: 3-23-2021

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, Angela Marlar (name of Notary Public), a Notary Public of said County and State, personally appeared DAVID T. SMALLBONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville (City), Tennessee, this 19 day of December, 2018.

Angela Marlar
Notary Public

My Commission Expires: 3-23-2021

STATE OF TENNESSEE)
COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

DAVID THOMAS SMALLBONE

Sworn to and subscribed before me, this 19 day of December, 2018.

Angela Marlar
Notary Public

My Commission Expires: 3-23-2021

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled the Revised Final Plat of Bridle Downs, Phase 1, of record in Plat Book 6900, pages 701-703, as corrected by Certificate of Correction of record in Book 8169, page 240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LUKE J. SMALLBONE, MARRIED AND DAVID T. SMALLBONE, SINGLE, by deed from RUSSELL D. GILL AND WIFE, HEIDI GILL, of record in Instrument No. 20121115-0105184, dated November 9, 2012, said Register's Office.