Karen Johnson Davidson County
Batch# 184356 DEEDQC
01/16/2019 09:52:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190116-0004434

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA C. WILSON	**SAME**	**108-12-0-060.00** **108-12-0-156.00**
(NAME) **P. O. BOX 140371**	(NAME)	**108-12-0-089.00**
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LAKEFORD PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **JOSHUA C. WILSON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SAID PROPERTY****

Subject to matters shown on the Plan of record in Plat Book 5200, page 739 amending Plat Book 5800, page 398 and Plat Book 6200, page 102 as amended in Plat Book 6250, page 97; Restrictive Covenants of record in Book 6153, page 427; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3248, 3261 & 3263 LAKEFORD DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 4th day of January, 2019.

LAKEFORD PARTNERS, GP
A Tennessee General Partnership

By: COLSON SERVICES, LLC – Partner

By: David Vernich, Chief Manager

JOSHUA C. WILSON, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **David Vernich**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of **COLSON SERVICES, LLC**, a Tennessee Limited Liability Company, and who, upon oath, acknowledged **COLSON SERVICES, LLC** to be a **GENERAL PARTNER OF LAKEFORD PARTNERS, GP**, the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 4th day of January, 2019.

My commission expires: May 2, 2022

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, **JOSHUA C. WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of **LAKEFORD PARTNERS, GP**, the within named bargainor, a Tennessee general partnership, and that he as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as such partner.

Witness my hand and official seal at office this 4th day of January, 2019.

My commission expires: May 2, 2022

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

EXHIBIT "A"

Map & Parcel No. 108-12-0-060.00

Land in Davidson County, Tennessee, being Lot No. 38-A, on the map entitled Zone Lot Division Lots 38 and 121, East Lake Subdivision, Section Four, of record in Plat Book 5200, page 739 amending Plat Book 5800, page 398, 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 Joshua C. Wilson from Robert H. Braswell and wife, Barbara L. Braswell, by deed dated March 31, 2016, of record in Instrument No. 20160401-0031020, said Register's Office.

This is improved property known as: 3248 Lakeford Drive, Nashville, TN 37214.

Map & Parcel No. 108-12-0-156.00

Land in Davidson County, Tennessee, being Lot No. 119-B, on the map entitled Zone Lot Division Lots 39, 40, 42, 118, 119 & 120, Section 4, East Lake Subdivision, of record in Book 6200, page 102 as amended in Book 6250, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is improved property known as: 3261 Lakeford Drive, Nashville, TN 37214.

Map & Parcel No. 108-12-0-089.00

Land in Davidson County, Tennessee, being Lot No. 119-A, on the map entitled Zone Lot Division Lots 39, 40, 42, 118, 119 & 120, Section 4, East Lake Subdivision, of record in Book 6200, page 102 as amended in Book 6250, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is improved property known as: 3263 Lakeford Drive, Nashville, TN 37214.

Being the same property conveyed to Joshua C. Wilson from Robert H. Braswell and wife, Barbara L. Braswell, by deed dated March 31, 2016, of record in Instrument No. 20160401-0031020, said Register's Office. Being further conveyed to Lakeford Partners GP, a Tennessee general partnership, by Quitclaim Deed from Joshua C. Wilson dated April 15, 2016 of record in Instrument No. 20160415-0036345, said Register's Office.