Karen Johnson Davidson County
Batch# 207697 DEEDQC
03/19/2019 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190319-0025110

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance.

ADDRESS NEW OWNER:	Exit Properties General Partnership P.O. Box 1955 Mt. Juliet, TN 37121
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	11804030200

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Steven R. Griffith** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Exit Properties General Partnership, a Tennessee general partnership**, (herein "Grantee") his successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 336 on the Map of Grandview Heights, as shown of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 336 fronts 57.2 feet on the east side of Kline Avenue and runs back between lines 150 feet on the south line and 156.2 feet on the north line to an alley in the rear, on which it measures 13 feet.

Being the same property conveyed to Steven R. Griffith from Affordable Ownership Housing Partnership, a Tennessee General Partnership, by Warranty Deed recorded on March 18, 2014, in Instrument Number 20140318-0022335, Register's Office for Davidson County, Tennessee. Reference to such Warranty Deed is hereby made for a more complete reference.

This is property is commonly referred to as 2236 Kline Ave., Nashville, TN 37211.

Grantor warrants that the subject property has never been his marital residence and is not subject to any marital rights therein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of March 2019.

Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of March 2019.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $ZERO.

_____
Affiant

Subscribed and sworn to before me this 6th day of March 2019.

_____
Notary Public
My Commission Expires _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022