QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AUBREY PIKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

THIS INSTRUMENT WAS PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **B&M PROPERTIES, G.P, a TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ROBERT BRONSON LANKFORD AND MARY MARGO TURNER LANKFORD,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("PROPERTY").

THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY WARRANTY OR ACCURACY OF TITLE.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURE ON THE FOLLOWING PAGE)

Karen Johnson Davidson County
Batch# 247669 DEEDQC
06/24/2019 12:00:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190624-0060829

Witness our hands this 20th day of June, 2019.

GRANTOR:

B&M Properties, GP, a Tennessee general partnership

By: Bronson Lankford

By: Mary Margo Turner Lankford
(formerly, Mary Margo Turner)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Bronson Lankford and Mary Margo Turner Lankford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the Partners of B&M Properties, G.P., a Tennessee general partnership, and who, upon oath acknowledged that they, as Partners of B&M Properties, G.P., a Tennessee general partnership, executed the within instrument on behalf of the aforementioned partnership for the purpose therein contained.

WITNESS my hand, at office, this 20th day of June, 2019.

Notary Public

My commission expires: _____

AUBREY PIKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Victoria Place of record in Plat Book 332, Page 10, 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. 47 fronts 62.5 feet on the Northerly side of Paris Avenue and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to B&M Properties, G.P., a Tennessee general partnership, by Warranty Deed from Rollie McAdoo and Nellie L. McAdoo, of record in Instrument No. 20170908-0092662, Register's Office for Davidson County, Tennessee, dated September 7, 2017 and recorded on September 8, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.

This property is also referred to as 1408 Paris Avenue, Nashville, Tennessee 37212.