Davidson County DEEDQC
Recvd: 02/24/09 13:56 2 pgs
Fees:12.00 Taxes:0.00
20090224-0016199

THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
(615) 383-2903

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

SUBSCRIBED AND SWORN to before me, this the 13 day of February, 2009.

Notary Public
My Commission Expires: 5/22/10

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| 12th Street Properties, LLC<br>1112 Woodland Street<br>Nashville, TN 37206 | NEW OWNER | Map/Parcel<br><br>83-9-174.00<br>83-9-175.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Whitney Ferre' and Peter Ferre', wife and husband** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **12th Street Properties LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

TRACT I:
BEING THE SOUTH PART OF LOT NO. 8 ON THE MAP OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 81.5 FEET ON THE WEST SIDE OF 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE NORTH MARGIN OF THE FIRST ALLEY SOUTH OF WOODLAND STREET 56.0 FEET TO A DEAD LINE.

TRACT II:
BEING THE NORTHERLY PART OF LOT NO. 8 ON THE MAP OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 8 FRONTS 57.0 FEET (ERRONEOUSLY REFERRED TO IN PRIOR CONVEYANCE AS 56.5 FEET) ON THE SOUTHERLY MARGIN OF WOODLAND STREET (FORMERLY LINDSEY AVENUE) AND EXTENDS BACK 108.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY

MARGIN OF SOUTH 12TH STREET (FORMERLY PINE STREET) AND 118.0 FEET ON THE WESTERLY LINE TO A LINE IN REAR MEASURING 56.0 FEET THEREON.

Being the same property conveyed to Whitney Ferre and Peter Ferre, wife and husband by deed from MSB Properties, a Limited Liability Corporation of record in Document Number 20080912-0093440, Register's Office for Davidson County, Tennessee. Whitney Ferre is also known as Whitney Ferre'. Peter Ferre is also known as Peter Ferre'.

This is improved property, known as 1112 Woodland Street, Nashville, TN 37206

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 13 day of February, 2009.

**GRANTORS:**

Whitney Ferre'

Peter Ferre'

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney Ferre' and Peter Ferre', the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Return to:
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