BILL GARRETT, Davidson County
Trans:T20120037872 DEEDQC
Recvd: 05/23/12 10:01 2 pgs
Fees:12.00 Taxes:0.00
20120523-0044684

This Instrument Prepared By:

Brian T. Boyd
750 Old Hickory Blvd.
Bldg. 2, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Marmadon Properties, LLC Same →	Marmadon Properties, LLC 1338 Lewis Street Nashville, TN 37210	10508002600

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 10th day of May, 2012, by and between John David Dixon *("Grantor")* and Marmadon Properties, LLC *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of :

Being land in the Old 15th Ward, 1st District of City of Nashville, Davidson County, Tennessee, being a part of the old Fair Grounds Place and bounded as follows:

Beginning at the northeast corner of East Hill and Factory Streets, and running thence northwardly with East Hill Street 50 feet; thence eastwardly and parallel with Factory Street 110 feet; thence at right angles southwardly 50 feet to Factory Street; thence westwardly with Factory Street 110 feet to the beginning.

Being the same property conveyed to Brian Scott Parkinson by deed from Ann Rita Perkerson Dobbs, Preston Rotier Perkerson, and Frances Elizabeth Perkerson Schlattner, dated March 14, 2005, of record in Instrument No. 20050317-0029192, Register's Office for Davidson County, Tennessee. And then being the same property conveyed to John David Dixon by Warranty Deed from Brian Scott Perkerson, dated December 7th, 2011, of record in Instrument No. 20111208-0095922, Register's Office for Davidson County, Tennessee.

The above-described property is improved property.

Source of Grantor's equitable interest is a Warranty Deed recorded as Instrument No. 20111208-0095922 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR

JOHN DAVID DIXON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, of the State and County aforesaid, personally appeared John David Dixon , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the individual so named in the Deed, and that he as such has executed the foregoing instrument for the purpose therein contained, by signing his name.

WITNESS my hand and seal, this 11th day of May, 2012.

MALLORY BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/3/15

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00 .

GRANTEE

Subscribed and sworn to before me this _____ day of May, 2012.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
_____, Affiant
Subscribed and sworn before me this the
23 Day of May, 2012.
_____, Deputy Register