BILL GARRETT, Davidson County
Trans:T20120098176 DEEDQC
Recvd: 12/26/12 09:08 2 pgs
Fees:12.00 Taxes:0.00

20121226-0118340

Prepared by:
Cain & Associates, PLLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 18th day of December, 2012.

Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Big Picture Properties, LLC 1100 Douglas Avenue Nashville, TN 37206	New Owner	083-10-0-091.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Verdun, unmarried,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Big Picture Properties, LLC, a Tennessee limited liability company,** the company's successors and assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 116, 117 and the northerly 10 feet of Lot No. 118 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee.

Said lots and part of lot adjoin and front together 70 feet on the easterly side of Avondale Drive and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Frank Verdun, unmarried, by Warranty Deed from Franklin E. Davenport, married, of record in Instrument Number 20120601-0046571, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 413 Avondale Drive, Nashville, Tennessee 37206.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hands this 10th day of December, 2012.

Frank Verdun

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Frank Verdun,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of December, 2012.

Notary Public

My commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON