QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130033356 DEEDQC
Recvd: 04/23/13 15:40 2 pgs
Fees:12.00 Taxes:0.00
20130423-0040393

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

State of Tennessee Notary Public Davidson County My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Wood Winstead Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I Mancini, G.P.	NEW OWNER	82-9-147.00
(NAME) 229 Craighead Ave.	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **FOR A SONG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and conveyed unto, **I MANCINI, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of McGavock City Park Lots 113-121 of record in Plat Book 7900, Page 586, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to For A Song Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Larry W. Ussery [and] wife Elaine M. Ussery and David E. Ussery and wife Sara A. Ussery, dated October 31, 2007, of record in Instrument Number 20071105-0130268, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 100 Taylor Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. 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.

Witness my hand this 23 day of April, 2013.

FOR A SONG PROPERTIES, LLC

BY: Ron Runyeon
Ron Runyeon, Member

BY: Tia M. Sillers
Tia M. Sillers, Member



STATE OF Tennessee
COUNTY OF Davidson

On this the 23 day of April, 2013, before me personally appeared Ron Runyeon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of April, 2013.

Jensi Parkhurst
Notary Public
My Commission Expires: 8/23/16

STATE OF Tennessee
COUNTY OF Davidson

On this the 23 day of April, 2013, before me personally appeared Tia M. Sillers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of For A Song Properties, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of April, 2013.

Jensi Parkhurst
Notary Public
My Commission Expires: 8/23/16

