QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130054731 DEEDQC
Recvd: 06/27/13 15:23 2 pgs
Fees:12.00 Taxes:0.00

20130627-0066351

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 19th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016

(AFFIX SEAL)

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	82-9-151.00
(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, **SEGOIDE, G.P., A TENNESSEE GENERAL PARTNERSHIP**, 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 Nos. 122, 123, 124, and 125 on the Plan of Subdivision of the McGavock City Park Lots, of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 122, 123, 124, and 125 front together 200 feet on the Easterly side of First Avenue North, formerly Front Street, and run back between parallel lines, with the northerly margin of Taylor Street, 174.8 feet to an alley.

Together with that portion of Alley No. 223 which adjoins said property and which was closed by Metropolitan Government of Nashville and Davidson County Council Bill No. 080-177.

Being the same property conveyed to Segoide, LLC by Warranty Deed from For A Song Properties, LLC, dated July 8, 2011, of record in Instrument Number 20110711-0052627, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Segoide, G.P., a Tennessee general partnership, by Quitclaim Deed dated March 29, 2012, of record in Instrument Number 20120402-0027843, 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 96 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 18th day of June, 2013.

SEGOIDE, G.P.

By: _____
Roy Zent, Partner

By: _____
Ambra Pozzi, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of June, 2013, before me personally appeared Roy Zent, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Partner of Segoide, G.P. the within named bargainor, a partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2013.

_____
Notary Public
My Commission Expires: 08/23/2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of June, 2013, before me personally appeared Ambra Pozzi, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Partner of Segoide, G.P. the within named bargainor, a partnership, and that she as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2013.

_____
Notary Public
My Commission Expires: 08/23/2016