Return To:
McCann, Hubbard & Solomor
1804 Williamson Ct., Ste 20
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130067434 DEEDQC
Recvd: 08/06/13 13:37 2 pgs
Fees:12.00 Taxes:0.00
20130806-0082399

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

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 31st day of July, 2013.

NOTARY PUBLIC

ALICIA H. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission Expires: 9-23-13

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Sedona Sun, LLC	New Owner	09606310800
421A Broadway		
Nashville, TN 37203		

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Libbi M. Lee and husband, Robert E. Lee, IV,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Sedona Sun, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of Lot 41, of the Davidson Academy Plan (sometime refered to as college lots), not of record and described as follows: Beginning at a point on the South side of Broad Street, and running thence Westwardly, with Broad Street, 23 feet 1 inch to the lot sold to Joseph W. Horton; thence at right angles, Southwardly 100 feet; thence Eastwardly 23 feet 1 inch to the Western line of Lot No. 2 in said subdivision; thence Northwardly, along the Western line of said Lot No. 2, 100 feet to the beginning.

Being the same property conveyed to Libbi M Lee and Robert E. Lee, IV, by Warranty Deed from Tennessee Professional Properties, LLC, of record in Instrument No. 20110720-0055379, Register's Office for Davidson County, Tennessee.

Property known as 421 Broadway Ave., Nashville, TN 37203

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31st day of July, 2013.

Libbi M. Lee

Robert E. Lee, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Libbi M. Lee and husband, Robert E. Lee, IV with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.