BILL GARRETT, Davidson County
Trans:T20140003229 DEEDQC
Recvd: 01/15/14 10:07 2 pgs
Fees:13.00 Taxes:89.54
20140115-0004018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual monetary consideration for this is $24,200.00.

AFFIANT

Subscribed and sworn before me this 10th day of July, 2013.

NOTARY PUBLIC
My Commission Expires_____

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

THIS INSTRUMENT PREPARED BY:

David W. McMackin, P. O. Box 58464, Nashville, TN 37205-8464

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Eli Armstrong 1212 Meridian Street Nashville, TN 37207	Same	71-15-384.00

QUITCLAIM DEED

This quitclaim deed made and entered into on this the10th day of July, 2013, by and between SA, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor, and Eli Armstrong, hereinafter referred to as Grantee:

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00), this day cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest sole fee simple ownership in and unto the Grantee, SA, LLC does hereby quitclaim unto Eli Armstrong, his heirs and assigns, all of its remaining right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plat of Benedict and Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, said Register's Office, and further described as follows:

Said Lot No. 142 fronts 50 feet on the westerly side of Meridian Street, and extends back 173.5 feet between parallel lines in a line to the rear measuring 50 feet thereon.

Being part of the same property conveyed to Eli Armstrong by Quitclaim Deeds of record as Instrument No. 20071228-0148456, as Instrument No. 20111229-0101799; and as Instrument No. 20120209-0011789, Register's Office, Davidson County, Tennessee..

The above legal description is identical to the legal description in the previous deeds of record.

This is improved property located at 1212 Meridian Street, Nashville, Tennessee 37207.

WITNESS my hand on the 10th day of July, 2013.

SA, LLC, a Tennessee limited liability company

By: _____
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeff Seat, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Manager of SA, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee limited liability company by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of July, 2013.

_____
NOTARY PUBLIC
My Commission Expires_____

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014