BILL GARRETT, Davidson County
Trans:T20140006105 DEEDQC
Recvd: 01/27/14 14:45 2 pgs
Fees:12.00 Taxes:0.00
20140127-0007399

This Instrument Prepared By:

Charles J. Friddell, Attorney
4535 Harding Pike, Suite 208
Nashville, Tennessee 37205

Address of Owner:	**Send Tax Bills to:**	**Map/Parcel**
Frederick R. Stephens	Frederick R. Stephens	MAP: **071-14-0**
15 Ligon Avenue	15 Ligon Ave.	PARCELS: **346.00, 347.00,**
Nashville, Tennessee 37207	Nashville, Tennessee 37207	**348.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CHARLES J. FRIDDELL SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINAITON, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHENS LIQUIDATION CORPORATION** (formerly **STEPHENS MILLWORK & LUMBER CO.)**, a Tennessee corporation, does hereby transfer and convey, remise and release and forever quitclaim unto **FREDERICK R. STEPHENS**, his successors and assigns, all its right, title and interest in and to three certain tracts or parcels of land lying in Davidson County, Tennessee and described as follows, to-wit:

DESCRIPTIONS

TRACT 1 – 21 Ligon Avenue (Parcel 071-14-0-348.00):
Being Lots No. 9 and 10 in A. Stalcup's Addition, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 9 and 10 front 80 feet on the southerly side of Ligon Avenue and run back between parallel lines 73 feet to a dead line.

TRACT 2 – 23 Ligon Avenue (Parcel 071-14-0-347.00):
Being Lot No. 8 in A. Stalcup's Addition as of record in Book 57, page 115, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 80 feet, more or less, to a dead line.

TRACT 3 – 25 Ligon Avenue (Parcel 071-14-0-346.00)
Being Lot No. 7 in A. Stalcup's Addition to East Nashville, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 83 ¼ feet to a dead line.

BEING the same property conveyed to Stephens Millwork and Lumber Co. by Quitclaim Deed from Thomas Frederick Stephens, dated 5/30/2012 and recorded in Instrument No. 20120718-0063196, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS my hand this, the 13th day of January, 2014.

STEPHENS LIQUIDATION CORPORATION

Thomas P. Stephens Jr. President

By **THOMAS P. STEPHENS, JR.**
Its President

Acknowledgment of Corporation

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority of the state and county mentioned, personally appeared **THOMAS P. STEPHENS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **STEPHENS LIQUIDATION CORPORATION**, the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

Witness my hand and seal, at office in 2014, this 13TH day of January.

Tiana F. Conwell

Notary Public

Printed Name: TIANA F. CONWELL

My Commission Expires:

January 6, 2015

TIANA F. CONWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$0
_____, Affiant
Subscribed and sworn before me this the
21 Day of January, 2014.
Brandi Weiss, Deputy Register