Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1188

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the undersigned Brandon R. Frankel and Lydia Frankel, husband and wife, hereinafter called the Grantor, does hereby transfer and quitclaim unto Seth Hyatt, single man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being, that portion of ALLEY NO. 1198 adjacent to the real property of record in Instrument No. 20111003-0076632 extending eastwardly from the east margin of 52nd Avenue North to the west margin of Alley No. 1175.

Being a portion of the same property closed, vacated and abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee pursuant to Ordinance No. 78-1100.

Being the same property conveyed to Brandon R. Frankel and Lydia Frankel, husband and wife by Quit Claim Deed from LRW Holdings, LLC, dated September 22, 2011, of record as Instrument No. 20111003-0076633, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: a portion of 316 52nd Avenue North, Nashville, TN, 37209.

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 THE EXECUTION HEREOF this 27 day of June, 2014.

Brandon R. Frankel

Lydia Frankel

BILL GARRETT, Davidson County
Trans:T20140046944 DEEDQC
Recvd: 07/01/14 15:01 3 pgs
Fees:17.00 Taxes:0.00
20140701-0057861

State of Tennessee
County of Davidson

On this 30 day of June, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brandon R. Frankel and Lydia Frankel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0 .

Affiant

Sworn and subscribed before me on this the 30 day of June, 2014.

Notary Public

My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Seth Hyatt 316 52nd Avenue North Nashville, TN 37209	New Owner	Part of 91-15-158

Acnowledgment for Quitclaim Deed dated June 27, 2014

ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 27, 2014 before me, Cheryl Noah,,

A Notary Public personally appeared Brandon R. Frankel and Lydia Frankel,_____

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CHERYL NOAH
Commission # 2041005
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2017

(Seal)