# QUITCLAIM DEED

**This Instrument prepared from information furnished by the parties.**

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2014

_____
Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Justin Daniel Bratcher | NEW OWNER | Map 07111022900 |
| 4009 Lancashire Dr. | | Group |
| Antioch, TN 37013 | | Parcel |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Ju Ju, LLC** , a Tennessee Limited Liability Company
hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Justin Daniel Bratcher , unmarried**
hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to 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. 198 and 199 on the Plat of The Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 198 and 199 front twenty-five (25) feet each on the Easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Ju Ju, LLC by Quitclaim Deed from Hollis Bratcher, of record in Instrument 20071016-0122471, dated October 11, 2007, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved ( X ) property, known as 1429 Pennock Avenue, Nashville, TN 37207

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.

BILL GARRETT, Davidson County
Trans:T20140047134 DEEDQC
Recvd: 07/02/14 10:21 1 pgs
Fees:12.00 Taxes:0.00
20140702-0058119

Witness my hand this 1st day of July, 2014.

Ju Ju, LLC

BY: _____
L. Hollis Bratcher, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared L. Hhollis Bratcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager respectively of the Ju Ju, LLC the within named bargainer, and that he/she as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said L. Hhollis Bratcher as such Manager.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2014.

My Commission Expires: 9-9-14

_____
Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.