BILL GARRETT, Davidson County
Trans:T20140094601 DEEDQC
Recvd: 12/17/14 15:37 2 pgs
Fees:12.00 Taxes:0.00
20141217-0115634

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jamie Day 1505 Sevier Court Nashville, TN 37206	New Owner	094-01-0-406.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Found Real Estate, LLC, a Tennessee Limited Liability Company**, by these presents do hereby quitclaim and convey unto **Jamie Day, Unmarried**, his successors and assigns, all their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles D. Nixon by Warranty Deed from A. T. McDonald and wife, Mildred McDonald, of record in Book 4728, Page 560, Register's Office for Davidson County, Tennessee, dated July 16, 1973 and recorded on July 17, 1973. The said Charles D. Nixon being one and the same as Charles Donald Nixon, Sr. having since died intestate on December 5, 2012 leaving as his only heirs-at-law, Charles Donald Nixon, Jr., Yvonne M. Kemp and Timothy P. Nixon *(See Case No. 13P388 in the Probate Court for Davidson County, Tennessee)*

Being the same property conveyed to John Donelson, IV, unmarried by deed from Charles Donald Nixon, Jr., Timothy P. Nixon and Yvonne M. Kemp, the heirs-at-law of Charles Donald Nixon, Sr. of record in Instrument No. 20140507-0038725, Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 07, 2014, along with Affidavit of Heirship recorded in Instrument No. 20140507-0038724.

Being the same property conveyed to Found Real Estate, LLC, a Tennessee Limited Liability Company, by deed from John Donelson, IV, an unmarried man, of record in Instrument No. 20140710-0060662, dated July 7, 2014 and recorded on July 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1505 Sevier Court, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
17th day of December, 2014.

Carmen Coates
Affiant

My commission expires: (Affix Seal)

Notary Public

ANNE MICHELE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 17 day of December, 2014.

Found Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jamie Day
Title: President & Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President & Sole Member of Found Real Estate, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2014.

_____
Notary Public

My Commission Expires:
8-23-2016

