THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Brianna Morant
1004 11th Avenue North
Nashville, TN 37208

Send Tax Bill to:
Brianna Morant
1411 Ordway Place
Nashville, TN 37206

Map-Parcel Numbers:
081-16-0-601.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this the 24th day of February, 2015.

Notary Public

My Commission Expires:
9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **M. PROPERTIES, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **BRIANNA MORANT,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

This improved property is known as 1004 11th Avenue North, Nashville, TN 37208.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITILE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFROMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of February, 2015.

M. Properties, LLC

, member 2-24-15

Brianna Morant, Member

BILL GARRETT, Davidson County
Trans:T20150013482 DEEDQC
Recvd: 02/24/15 14:42 2 pgs
Fees:12.00 Taxes:0.00
20150224-0015866

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brianna Morant**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be a Member of M. Properties, LLC, the within named Grantor, a Tennessee limited liability company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Brianna Morant as Member.

Witness hand and official seal on this the 24th day of February, 2015.

My commission expires: 9-10-2018 Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 112 feet of Lots Nos. 20 and 21 on the plan of B.S. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 20 and 21 fronts 35 feet on the easterly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Brianna Morant by Warranty Deed from Marie Maddix of record in Instrument No. 20140815-0074060, dated August 8, 2014; Register's Office of Davidson County, Tennessee.

Being the same property conveyed to M. Properties, LLC by Quitclaim Deed from Brianna Morant, dated December 30, 2014, of record in Instrument Number 20141231-0119142, said Register's Office of Davidson County, Tennessee.