This Instrument Prepared By:
Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1403

BILL GARRETT, Davidson County
Trans:T20150044631 DEEDQC
Recvd: 06/05/15 16:09 3 pgs
Fees:17.00 Taxes:0.00
20150605-0053206

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Fork's Drum Closet LLC 2701 12th Avenue South Nashville, Tennessee 37204	Same	118 01 0 043.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, we, William Gary Forkum and wife, Melissa R. Forkum ("Grantors") do hereby quitclaim and convey unto Forkum Properties LLC ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Tract I:

Being part of Lot No. 21 on the Map of E. T. Noel's Subdivision, as of record in Book 57, page 128, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of 12th Ave. S. or Granny White Pike, as now widened and located 87' 8½" north of the north margin of Dallas Ave., as now widened and located, beginning at the north wall of a brick building thence along the said brick building and the line of the same, if extended, westerly 171' 4½" to a point on the east margin of an alley; being 92' north of the north margin of Dallas Ave. as now located, said point also being 4' 7" north of an old iron pipe opposite an old post; thence with the margin of said alley northerly 40' 5" to a stake; thence easterly 171' 4" to the west margin of Granny White Pike or 12th Ave. South; said point being at the end of a concrete coping wall; thence with the margin of said pike, southerly 50' 5¾" to the point of beginning.

Tract II:

Being the north part of Lot No. 21 on the Map of Dr. E. T. Noel's Subdivision, of record in Book 57, page 128, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 21 fronts 60½' on the westerly side of 12th Ave. South or Granny White Pike, as now widened, and runs back between lines 160' more or less to a 20' alley in the rear on which it measures 50'.

Being the same property conveyed to William Gary Forkum and wife, Melissa R. Forkum by Warranty Deed dated March 10, 1998, from Larry D. Garris and wife, Mary V. Garris and recorded March 13, 1998 at 3:37 PM in Book 10837, page 841, Register's Office for Davidson County, Tennessee.

This is improved property known as 2701 12th Avenue South, Nashville, Tennessee 37204.

Said property is conveyed subject to such restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of June, 2015.

GRANTORS:

William Gary Forkum

Melissa R. Forkum

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, William Gary Forkum and Melissa R. Forkum, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2015.

Marshall L. Hix
NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

William Gary Forkum AFFIANT

Subscribed and sworn to before me, this 5th day of June, 2015.

Marshall L. Hix NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016