BILL GARRETT, Davidson County
Trans:T20150047464 DEEDQC
Recvd: 06/15/15 14:54 2 pgs
Fees:12.00 Taxes:0.00
20150615-0056799

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc.
615 Main Street, Suite 114
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of May, 2015.

My Commission Expires: 9/24/2015

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address New Owners as Follows:
Spartan Land and Investments
615 Main Street, Suite 114
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map-Parcel:
08203010700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **K. Ryan Meadows, married,** GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Spartan Land and Investments, a Tennessee general partnership,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Sharpe and Horn's Second Addition, of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 50 feet on the west side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to K. Ryan Meadows, married by Warranty Deed from James B. Young and Terry Winecoff, both married, of record in Instrument No. 20150121-0005991, Register's Office for Davidson County, Tennessee, dated January 7, 2015 and recorded on January 21, 2015.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Being also known as 1118 N 2nd Street, Nashville, TN 37207

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22ND day of May, 2015.

K. Ryan Meadows

K. Ryan Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said county and state, personally appeared K. Ryan Meadows, to me known to be the person(s) described in and who executed the foregoing instrument, and who further acknowledged the execution of the same to be his free act and deed.

Witness my hand and seal, at office, this 22ND day of May, 2015.

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY