QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150066514 DEEDQC
Recvd: 08/11/15 08:29 2 pgs
Fees:12.00 Taxes:0.00

20150811-0080016

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 THE 13 DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: March 31, 2017
(AFFIX SEAL)

DENNIS M. STAHL
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13689592
My Commission Expires Mar 31, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Agnew Properties, LLC (NAME)	**Same** (NAME)	
36 Hickory Ct. (ADDRESS)	(ADDRESS)	**07211038300**
Arnold, MO 63010 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RIBBON CUTTERS, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **AGNEW PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING ALL OF LOT NO. 193, ON THE PLAN OF WATERS PLACE, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 132, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID LOT NO. 193 FRONTS 50.0 FEET ON THE SOUTHERLY MARGIN OF LITTON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150.0 FEET TO A 12 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RIBBON CUTTERS, INC., BY WARRANTY DEED FROM TANYA RODRIGUEZ, TRUSTEE OF THE LITTON RENOVATION TRUST, OF RECORD IN INSTRUMENT NUMBER 20150421-0035329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 17, 2015.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **1614 Litton Avenue, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 13th **day of** July, 2015.

Michael Thomas, President

STATE OF Missouri)
COUNTY OF St Louis)

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Michael Thomas**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **President** of **Ribbon Cutters, Inc.**, the within named bargainor, a corporation, and that he as such **President**, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as **President**.

Witness my hand and official seal, this the 13th **day of** July, 2015.

Notary Public

My Commission Expires: March 31, 2017

DENNIS M. STAHL
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13689592
My Commission Expires Mar 31, 2017

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212