Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me this 16th day of November, 2015.

Notary Public

My Commission Expires: 5/8/17

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Davidson County	DEEDQC
Recvd: 11/24/15 12:41	2 pgs
Fees:12.00 Taxes:0.00	
20151124-0119147	

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
KSRW, LLC.	**SAME**	**08111017600 & 07108038300**
4927 Flamingo Road		
Memphis, TN 38117		

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Rich Ward and Kyle Selby,** by these presents does hereby transfer and quitclaim and convey unto **KSRW, LLC** for the purpose of establishing a new legal description, her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

1705 B 17th Avenue North, Nashville, TN 37208

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as the Northerly half of Lot Number 392, on the Map of McGavock, Wetmore and other's Second Addition to Nashville, called the Addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for said County. Said part of Lot Number 392 fronts 50 feet on the Westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

331 Duke Street, Nashville, TN 37207

The West 60 feet of Lot 76 on the Plan of JP Haynes Subdivision of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said West part of Lot 76 fronts 60 feet on the north side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 60 feet on said deadline.

Being the same property conveyed to Richard Ward and Kyle Selby by deed from Christopher O'Neill of record in Instrument No. 20150803-0076737, Register's Office for Davidson County, Tennessee.

This is improved property, **1705 B 17th Avenue North Nashville, TN 37208 and 331 Duke Street, Nashville, TN 37207**

WITNESS my hand this 16 day of **November, 2015.**

Kyle Selby

STATE OF Tennessee
COUNTY OF Davidson

On this 16 day of **November, 2015,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11/5/18

WITNESS my hand this 16 day of **November, 2015.**

Rich Ward

STATE OF Tennessee
COUNTY OF DAVIDSON

On this 16 day of **November, 2015,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Rich Ward** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11/5/18

Certificate of Authenticity

I, I. Dyke Tatum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/5/2018.