QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150105470 DEEDQC
Recvd: 12/14/15 14:45 2 pgs
Fees:12.00 Taxes:0.00

20151214-0125624

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 16 DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Visio Properties, LLC	**Same**	
(NAME)	(NAME)	
2000 Mallory Lane, 130-175		**08108000200** **08108000100**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **PEGGY NEWMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **VISIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 4, 5 AND 6 ON THE PLAN OF SUBDIVISION OF LOT NO. 9 IN OWEN'S BUENA VISTA PLAN OF LOTS OF RECORD IN PLAT BOOK 57, PAGE 26 AND 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND PLAN BOOK 1, PAGE 85, IN THE CHANCERY COURT FOR SAID COUNTY AND DESCRIBED AS FOLLOWS; TO-WIT:

BEGINNING ON THE SOUTHERLY MARGIN OF GOFF STREET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO FLETCHER TRAUERNICHT BY DEED FROM PAUL EDWARD TANLEY, OF RECORD IN BOOK 762, PAGE 668, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID TRAUERNICHT'S WESTERN BOUNDARY LINE SOUTHERLY 102 FEET TO AN ALLEY; THENCE WITH THE SAME WESTERLY 44 FEET TO ANOTHER ALLEY; THENCE WITH THE SAME NORTHERLY 102 FEET TO THE SOUTHERLY MARGIN OF GOFF STREET; THENCE WITH THE SAME EASTERLY 46 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PEGGY NEWMAN, A SINGLE PERSON, BY WARRANTY DEED FROM ROBERT MCEWEN AND LINDA MCEWEN, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20150902-0089663, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 31, 2015.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 4, 5 AND 6 ON THE PLAN OF SUBDIVISION OF LOT NO. 9 IN OWEN'S BUENA VISTA PLAN OF LOTS OF RECORD IN PLAT BOOK 57, PAGE 26 AND 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN PLAN BOOK 1, PAGE 84, IN THE DAVIDSON COUNTY CHANCERY COURT IN NASHVILLE, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS; TO-WIT:

BEGINNING ON THE SOUTHERLY MARGIN OF GOFF STREET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO FLETCHER TRAUERNICHT BY DEED FROM PAUL EDWARD TANLEY, OF RECORD IN BOOK 762, PAGE 668, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID TRAUERNICHT'S WESTERN BOUNDARY LINE SOUTHERLY 102 FEET TO AN ALLEY; THENCE WITH THE SAME WESTERLY 44 FEET TO ANOTHER ALLEY; THENCE WITH THE SAME

NORTHERLY102 FEET TO THE SOUTHERLY MARGIN OF GOFF STREET; THENCE WITH THE SAME EASTERLY 46 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PEGGY NEWMAN, A SINGLE PERSON, BY WARRANTY DEED FROM ROBERT MCEWEN AND LINDA MCEWEN, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20150902-0089660, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 31, 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 **829 Goff Street, Nashville, TN 37208**
831 Goff Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 10 day of December, 2015.

Peggy Newman
Peggy Newman

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy Newman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of December, 2015.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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