THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160002870 DEEDQC
Recvd: 01/12/16 11:30 2 pgs
Fees:12.00 Taxes:0.00
20160112-0003172

ADDRESS NEW OWNER:
X-It Strategies, LLC
2491 N. Mt. Juliet Road Unit 1075
Mt. Juliet, Tennessee 37121

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
096 14 0 043.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, **Daryl Spicer and James Deatrick, Jr.,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **X-It Strategies, LLC,** hereinafter called the Grantee, its successors and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 77 on the Plan of Twin Lawn Subdivision, as of record in Plat Book 2331, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Daryl Spicer and James Deatrick, Jr., by Substitute Trustee's deed dated January 5, 2016, from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, as of record in Instrument No. 20160112-0003171, Register's Office for Davidson County, Tennessee.

This is improved property known as 813 Colfax Drive, Nashville, Tennessee 37214.

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

IN WITNESS WHEREOF, we have hereunto set our hands this the 11th day of January, 2016.

DARYL SPICER

JAMES DEATRICK, JR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daryl Spicer and James Deatrick, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of January, 2016.

TONI R. SMART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 08/01/2017

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn before me
this _____ day of January, 2016.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
12 Day of January, 2016.
_____, Deputy Register