BILL GARRETT, Davidson County
Trans:T20160009585 DEEDQC
Recvd: 02/04/16 10:37 2 pgs
Fees:12.00 Taxes:0.00
20160204-0010839

STATE OF TENNESSEE
DAVIDSON COUNTY

REPLACEMENT QUITCLAIM DEED

WHEREAS on, to wit, the 27th day of December, 2012, a deed was made and delivered between the following parties conveying the property described below, but that said deed has apparently been lost or misplaced, now, therefore, to replace said deed, now for then, THIS INDENTURE, now and hereby made and entered into this 21st day of Dec., 2015, by and between Tennessee River Music, Inc., hereinafter called Grantor, and Randy Y. Owen and Kelly R. Owen, hereinafter called Grantees,

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby quitclaim, bargain, sell, convey and confirm unto the Grantees the following described real property located, situated and being in the County of Davidson, State of Tennessee, to wit:

The property described in the attached exhibit, which property constitutes the tract known by these parties as the **Nashville Office Building.**

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantees, Grantees' heirs and assigns, in fee simple forever.~~

Any reference to recorded instruments is in reference to the Register's Office in said County.

Tennessee River Music, Inc.

Prepared by C.M. Scott, Atty, 107 W. 1st St, Ft Payne, AL

BY _____ L.S.
Randy Y. Owen, President

STATE OF Alabama COUNTY OF DeKalb ss

On this 7th day of January, 2016, before me personally appeared Randy Y. Owen, President of Tennessee River Music, Inc., to me known to be the person who executed the foregoing instrument, and acknowledged that he, as President of Tennessee River Music, Inc., executed the same voluntarily, in the name of said corporation and with full authority, as his free act and deed.

CHARLES M. SCOTT NOTARY PUBLIC ALABAMA STATE AT LARGE

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
4 Day of Feb, 2010
_____, Deputy Register

The commercial office building and accompanying real estate upon which it is situated, at 702 South 18th Avenue, Nashville, Tennessee 37206, presently occupied by, to wit, Peerless Music Company, and known by these parties as **the Nashville Office Building,** being also described as Lot No. 128 of the O.B. Hayes First Addition, or O.B. Hayes Plan of Small Lots, as recorded in Book 1, Page 69 of the Plat Records of the Chancery Court, City of Nashville, Davidson County, Tennessee. And being a parcel fronting 50 feet on the east side of 18th Avenue, formerly Shields Avenue, or Lamar, and running back between parallel lines 150 feet, more or less, and to an alley.

Source of Title: Deed Book 6467 p 912.

It is intended to convey all the property legally and/or effectively conveyed in the source of title, together with the building and all other improvements thereon, and any additional property intended to be conveyed therein, whether or not correctly described and/or included above.

This conveyance constitutes a gift in consideration for love and affection and a nominal monetary consideration of $10.00 or less.

This is an attachment to a quitclaim deed from Tennessee River Music to Randy Y. Owen and Kelly R. Owen dated _____, _____, and is made a part thereof by reference as though set out in full in the first page of the document.

OATH OF CONSIDERATION

STATE OF _____, COUNTY OF _____:

The actual consideration or true value, which ever is greater, for this transfer is $_____.

_____, AFFIANT

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

_____, Notary Public

My Commission Expires: _____

****

RESPONSIBLE TAXPAYER: Randy Y. Owen and Kelly R. Owen

PROPERTY ADDRESS: 702 Eighteenth Avenue, Nashville, Tennessee.
map + parcel # 092-10-0-348.00
FILE NO: _____
CLT NO: _____
MAIL TAX NOTICES TO: Heath Owen, 409 Caledonian Court, Nashville, TN 37291
PROPERTY OWNER: Randy Y. Owen and Kelly R. Owen

Prepared by Charles M. Scott, Attorney, 107 N.W. 1st Street, Fort Payne, Alabama 35967.