QUITCLAIM DEED

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 23 DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
TN4, LLC	Same	
(NAME)	(NAME)	081-16-0-082.00
242 W. Main St. #312		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **JAMES R. SPEARANCE AND WIFE, WHITNEY MARIE SPEARANCE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, 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:

BEGINNING ON THE WESTERLY MARGIN OF 12TH AVENUE NORTH, FORMERLY FLORENCE STREET, AT A POINT 177-1/2 FEET, MORE OR LESS, NORTH OF THE NORTHERLY MARGIN OF HEIMAN STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FERDINAND A. STEWART BY DEED FROM LELAND J. NESBIT AND WIFE, OF RECORD IN BOOK 762, PAGE 162, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 50 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MARY D. WEBSTER BY DEED FROM LEONA GILBERT OF RECORD IN BOOK 1036, PAGE 161, SAID REGISTER'S OFFICE; THENCE WITH SAID WEBSTER'S SOUTHERLY LINE WESTWARDLY 154 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 30 FEET TO THE NORTHWEST CORNER OF SAID STEWART PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAME EASTWARDLY 154 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED JAMES R. SPEARANCE AND WIFE, WHITNEY MARIE SPEARANCE , BY WARRANTY DEED FROM CHYRALL B. DAWSON, OF RECORD IN INSTRUMENT NUMBER 20150513-0043706, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MAY 8, 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 **1511 12TH Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160014772 DEEDQC
Recvd: 02/23/16 12:03 2 pgs
Fees:12.00 Taxes:0.00
20160223-0017133

Witness our hands this the 23 day of February, 2016.

James R. Spearance

Whitney Marie Spearance

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Spearance**, the within named 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.

Witness my hand and official seal, this the 23 day of February, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Whitney Marie Spearance**, the within named 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.

Witness my hand and official seal, this the 23 day of February, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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