BILL GARRETT, Davidson County
Trans:T20160014772 DEEDQC
Recvd: 02/23/16 12:04 2 pgs
Fees:12.00 Taxes:0.00

20160223-0017134

QUITCLAIM DEED

JOHN C. LEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 25 DAY OF February 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(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)	070-07-0-026.00 081-11-0-13300 081-11-0-13200
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, III**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TN4, 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 070-07-0-026.00:

BEING THE SOUTHERLY PART OF LOT NO. 26 ON THE MAP OF J.S. SPURLOCK'S LANDS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, APRIL 21, 1925, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF ALICE AVENUE, AND BUENA VISTA PIKE; THENCE WITH THE CENTER OF SAID PIKE NORTHWARDLY 120 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JIM R. WARREN AND WIFE, BY DEED FROM M. H. WEBB AND WIFE, IN BOOK 2453, PAGE 76; THENCE WITH WARREN'S SOUTHERLY LINE WESTWARDLY 120 FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS 25 AND 26; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 120 FEET, MORE OR LESS, TO THE CENTER OF ALICE AVENUE; THENCE WITH THE CENTER OF SAID AVENUE, EASTWARDLY 120 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED JAMES R. SPEARANCE, III, BY WARRANTY DEED FROM JAMES DAVID L. BINKLEY, OF RECORD IN INSTRUMENT NUMBER 20151005-0100968, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED OCTOBER 1, 2015.

TRACT 081-11-0-13300 AND 081-11-0-13200:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 45 AND 46 ON THE PLAN OF S.A. CHAMPION'S SUBDIVISION, AS SHOWN ON PLAT APPEARING OF RECORD IN PLAT BOOK 161, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED JAMES R. SPEARANCE, III, BY WARRANTY DEED FROM DAVID BIRCHETT AND WIFE, PAULA BIRCHETT, OF RECORD IN INSTRUMENT NUMBER 20151117-0116545, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED NOVEMBER 13, 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 **1001 Alice Street, Nashville, TN 37218**
1621 21st Ave. N., Nashville, TN 37208
0 21st Ave. N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

James R. Spearance, III

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, III**, 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