Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
906 Granada LLC. 1901 Jones Ave Nashville, TN 37207	New Owner	08204036900

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean Patton,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **906 Granada, LLC. a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors and or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 12 feet of Lot Numbers 1 and 2 and the northerly 3 feet of the easterly 12 feet of Lot No. 3, on the Plan of Lookaway Subdivision, as of record in Book 843, Page 51, and part of a 2.19 acre tract on the Plan of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Granada, formerly Grand Avenue, at a point 131 feet east of the eastrely margin of McFerrin Avenue, as widened; thence at right angles southwardly 110 feet; thence at right angles eastwardly 60 feet; thence at right angles northwardly 110 feet to the southerly margin of Granada Avenue; thence with said Avenue westwardly 60 feet to the BEGINNING.

Being the same property conveyed to Sean Patton By Deed from James W White dated May 9th, 2014 and filed for record in Inst No. 20140513-0040770 Register's Office of Davidson County, Tennessee..

This property is improved property known as **906 Granada Avenue, Nashville, TN, 37206.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160021014 DEEDQC
Recvd: 03/15/16 09:45 2 pgs
Fees:12.00 Taxes:0.00
20160315-0024346

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Instrument was prepared with information provided by the parties and no title search was done to authenticate its accuracy.

WITNESS my hand this the 2nd day of March, 2016.

Sean Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 2nd day of March, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON