BILL GARRETT, Davidson County
Trans:T20160032594 DEEDQC
Recvd: 04/20/16 15:20 2 pgs
Fees:12.00 Taxes:0.00
20160420-0038486

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Edward Martin 2534 Blair Boulevard Nashville, TN 37212	New Owner	Part of 83-13-365.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Fiddlehead Developers, LLC, by these presents does hereby quitclaim and convey unto Edward Martin, a single man, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat Resubdivision of Lot No. 10 & 11 of Revised Shelby Village No. One, of record in Instrument No. 20131230-0130891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Fiddlehead Developmers, LLC of record in Instrument No. 20110928-0075028, Register's Office for Davidson County, Tennessee, dated September 21, 2011 and recorded on September 28, 2011.

This is unimproved property known as 1418 Shelby Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 19th day of April, 2016.

Affiant

My commission expires: 7-3-17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of April, 2016.

Fiddlehead Developers, LLC

Edward Martin, Member

Jeff Middlebrooks

Ryan Nichols, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Fiddlehead Developers, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Middlebrooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Fiddlehead Developers, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Fiddlehead Developers, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017