QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
HB Country Holdings, LLC	**Same**	
(NAME)	(NAME)	**09216034900**
P.O. Box 460023		
(ADDRESS)	(ADDRESS)	
Ft. Lauderdale, FL 33346		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED 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, **BARBARA S. HARDIN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **HB COUNTRY HOLDINGS, LLC**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE MAP OF O.B. HAYES PLAN OF SMALL LOTS, OF RECORD IN PLAN BOOK 1, PAGE 69, OF THE CHANCERY COURT AT NASHVILLE.

SAID LOT FRONTS 50 FEET ON THE EASTERLY SIDE OF 18TH AVENUE, SOUTH, FORMERLY LAMAR STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BARBARA S. HARDIN, BY WARRANTY DEED FROM THIRD NATIONAL BANK IN NASHVILLE, OF RECORD IN BOOK 6120, PAGE 649, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 22, 1983.

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*****

BILL GARRETT, Davidson County
Trans:T20160033113 DEEDQC
Recvd: 04/22/16 08:59 2 pgs
Fees:12.00 Taxes:0.00

20160422-0039135

This is
( ) **unimproved**
(X) **improved**

property known as **704 18TH Ave. S., Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 15 day of APRIL, 2016.

Barbara S. Hardin

Barbara S. Hardin

STATE OF FLORIDA)
COUNTY OF BROWARD)

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

Witness my hand and official seal, this the 15 day of APRIL, 2016.

Notary Public

My Commission Expires: DEC 3, 2016

DIANA M MELINTE
Commission # EE 835605
My Commission Expires
December 03, 2016

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