QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: AGL-16-925B-CLOS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SAMUEL ARROGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
12TH SOUTH PROPERTIES, LLC	NEW OWNER	
(NAME)	(NAME)	
925 B BENTON AVENUE		**105-09-4F-002.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **SEVERINE A. HALLS AND HUSBAND, KELLY D. HALLS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **12TH SOUTH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 925 BENTON, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151116-0116302, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Severine A. Halls and husband, Kelly D. Halls by Warranty Deed from Jeffrey Coker and wife, Jennifer Coker, recorded on the 15th day of July, 2011 in Instrument No. 20110715-0054135, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 925 B BENTON AVENUE, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160044260 DEEDQC
Recvd: 05/25/16 16:20 2 pgs
Fees:12.00 Taxes:0.00
20160525-0052863

Witness our hands this 6th day of May, 2016.

SEVERINE A. HALLS

KELLY D. HALLS

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SEVERINE A. HALLS AND HUSBAND, KELLY D. HALLS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of May, 2016.

Commission expires: 7-17-17

Notary Public

PAMELA C THOMAS
Notary Public
State of Texas
Comm. Expires 07/17/2017