QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160050251 DEEDQC
Recvd: 06/14/16 10:30 2 pgs
Fees:12.00 Taxes:0.00

20160614-0060068

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 10 DAY OF June, 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)
Rhythm Homes and Development, LLC (NAME)	**Rhythm Homes and Development, LLC** (NAME)	
1711 Golf Street (ADDRESS)	**6551 Pernod Avenue** (ADDRESS)	**07209002500**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	**St. Louis, MO 63139** (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, WE, **RIBBON CUTTERS, INC., A DELAWARE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF OUR 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 1

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING THE EASTERLY HALF OF LOT 36 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT 5, STULL TRACT, AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT 2

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY HALF OF LOT 38 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT 5, STULL TRACT, AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID WESTERLY HALF OF LOT NO. 38 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHEROKEE AVENUE AND EXTENDS BACK BETWEEN LINES 336 FEET, MORE OR LESS, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO RIBBON CUTTERS, INC., A DELAWARE CORPORATION, BY QUITCLAIM DEED FROM RIBBON CUTTERS, INC., A DELAWARE CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20160129-0008827, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JANUARY 27, 2016.

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 **844 Cherokee Avenue, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 7th day of June, 2016.

Michael Thomas, President

STATE OF MO)
COUNTY OF St. Louis)

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Michael Thomas**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **President** of **Ribbon Cutters, Inc.**, the within named bargainor, a corporation, and that he as such **President**, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as **President**.

Witness my hand and official seal, this the 7th day of June, 2016.

Notary Public

My Commission Expires:

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

NICHOLE M MITCHELL
My Commission Expires
February 27, 2020
Jefferson County
Commission #12307848

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

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

NICHOLE M MITCHELL
My Commission Expires
February 27, 2020
Jefferson County
Commission #12307848