BILL GARRETT, Davidson County
Trans:T20160056242 DEEDQC
Recvd: 07/01/16 09:19 2 pgs
Fees:12.00 Taxes:0.00
20160701-0067351

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Tara Carter, Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: James S. Higgins and Richard D. Piliponis 525 4th Ave. S. Nashville, Tennessee 37210	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 82-09-0-201

FOR AND IN CONSIDERATION of transferring property to the beneficial owners and other good and valuable consideration, the receipt of which is acknowledged,

MEGALOT, LLC,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JAMES S. HIGGINS and RICHARD D. PILIPONIS

HEREINAFTER called the GRANTEE, his 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 the southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, ore or less, to an alley.

Being the same property conveyed to Megalot, LLC, by warranty deed from James Bearden of record in Instrument No.20151130-0120135, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on an applicable plat of record.

This is improved property known as **1321 3rd Avenue North, Nashville, Tennessee 37208.**

WITNESS MY HAND this the 29th day of June, 2016

MEGALOT, LLC
by Rick Piliponis, member / manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MEGALOT, LLC, by Richard Piliponis as member-manager with full authority to convey said property on behalf of Megalot, LLC** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument on behalf of Megalot, LLC personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of June, 2016.

NOTARY PUBLIC
My Commission Expires: 5/10/19

CHRISTY L. ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2016.



NOTARY PUBLIC

My Commission Expires: 5/6/19