QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160070253 DEEDQC
Recvd: 08/12/16 15:52 2 pgs
Fees: 12.00 Taxes: 0.00
20160812-0084388

B-MSM-06-641

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 1st DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/03/2020

(AFFX SEAL)

RACHAEL C. McMICHAEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Brewer, Krause, Brooks & Chastain, PLLC
611 Commerce Street, Suite 2600, The Tower
Nashville, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troubadour Entertainment, LLC	**Troubadour Entertainment, LLC**	**09306402100**
(NAME)	(NAME)	
5484 Lickton Pike	**5484 Lickton Pike**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HERREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **ALTON ROSS, JR., AND TIMOTHY STEVEN SMITH** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TROUBADOUR ENTERTAINMENT, LLC**, HEREINAFTER CALLED THE GRANTEE (S), 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 LOCATED IN THE NINETEENTH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON BROADWAY BETWEEN THIRD AVENUE SOUTH AND FOURTH AVENUE SOUTH, BEING PART OF LOTS 11, 12, AND 21 ON THE FIRST PLAN OF DAVIDSON ACADEMY LOTS, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY RIGHT-OF-WAY OF BRAODWAY SOUTH 62 DEG. 30'00" WEST, 180.75 FEET FROM THE WESTERLY RIGHT-OF-WAY OF THIRD AVENUE SOUTH; THENCE WITH THE WESTERLY BOUNDARY OF TRACT ONE SOUTH 27 DEG. 02'00" EAST, 150.00 FEET TO AN IRON ROD AT A NORTHEASTERLY CORNER OF LOUIS B. TODD, JR. PROPERTY OF RECORD AS INSTRUMENT NUMBER 20030109-0004230, R.O.D.C.; THENCE WITH THE NROTHERLY BOUNDARY OF SAID TODD PROPERTY SOUTH 62 DEG. 30'00" WEST, 5.75 FEET TO A SOUTHWESTERLY CORNER OF TRACT THREE; THENCE WITH SAID TRACT THREE AS FOLLOWS: NORTH 27 DEG. 02'00" WEST, 23.42 FEET; SOUTH 62 DEG. 30'00" WEST, 20.00 FEET TO A SOUTHEASTERLY CORNER OF LUFAY ANDERSON SWEET, II PROPERTY OF RECORD AS INSTRUMENT NUMBER 20030115-0006649, R.O.D.C.; THENCE WITH THE EASTERLY BOUNDARY OF SAID SWEET PROPERTY NORTH 27 DEG. 02'00" WEST, 150.00 FEET TO A MAG NAIL IN THE SOUTHERNLY RIGHT-OF-WAY OF BROADWAY; THENCE WITH SAID RIGHT-OF-WAY NORTH 62 DEG. 30'00" EAST, 50.00 FEET IN THE BEGINNING.

CONTAINING 6,519.3 SQUARE FEET OR .01497 ACRE, MORE OR LESS, AND BEING PART OF PROPERTY CONVEYED TO EDWIN L. HOLD et ux, LOIS C. HOLT BY DEED FROM AUGUSTA E. CARTWRIGHT DEASON, et al OF RECORD IN BOOK 7088, PAGE 485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Source of title: 20030801-0109560

This is
( ) unimproved
(X) improved

property known as 317 BROADWAY, NASHVILLE, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11th day of August, 2016.

ALTON ROSS, JR.

TIMOTHY STEVEN SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th day of August, 2016.

Notary Public

My Commission Expires: 03/03/2020

RACHAEL C. McMICHAEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Brewer, Krause, Brooks & Chastain, PLLC
ATTN: Steven J. Meisner, Esq.
611 Commerce Street, Suite 2600, The Tower
Nashville, TN 37203