QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160078769 DEEDQC
Recvd: 09/08/16 11:16 2 pgs
Fees:12.00 Taxes:0.00
20160908-0094560

B-JG-16-148

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 8th DAY OF September, 2016..

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
D & J Properties of Tennessee, LLC	**New owner**	
(NAME)	(NAME)	**105-11-0-206.00**
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAY KELTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D & J PROPERTIES OF TENNESSEE, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 20 feet of Lot No. 7 and the northerly 48 feet of Lot No. 9 on the Plan of Aldrich Bros. and Myers Subdivision of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee. Said portions of Lot Nos. 7 and 9 front 68 feet on the easterly margin of Rains Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clay Kelton by Special Warranty deed from Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee and Custodian of record in Instrument No. 20040505-0051647 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on May 5, 2004.

This is **improved** property known as: **148 A&B Rains Avenue , Nashville, Tennessee 37203**.

Witness my hand and official seal, this the 1st of September, 2016..

Clay Kelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAY KELTON, the within named bargainor, 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, this the 1st of September, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

