BILL GARRETT, Davidson County
Trans:T20160093182 DEEDQC
Recvd: 10/21/16 11:56 3 pgs
Fees:17.00 Taxes:0.00
20161021-0111484

ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Monica Ergueta-Segraves	{ New Owner	} 082-07-406.00 }
{404 Cleveland Street	{	} }
{Nashville, TN 37207	{	} }
{	{	} }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished {by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, Phil Seagraves (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto Monica Ergueta-Segraves (hereinafter referred to as the "Grantee") all of her interest in the following tract of real estate located in Davidson County, Tennessee as follows:

See attached Exhibit A which is incorporated herein by this reference.

Being the same property conveyed to Phil Seagraves by General Warranty Deed from Sixth Street Associates, a limited partnership with Robert N. Moore, Jr. as general partner of record in Instrument Number 20161011-0107372, said Register's Office for Davidson County, Tennessee.

Phil Seagraves and Phil Segraves are one and the same person.

This is improved real property commonly known as 404 Cleveland Street, Nashville, TN 37207

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $0.00. Phil Segraves)
(Affiant)
( )
(Subscribed and sworn to before me)
(this 21st day of Oct., 2016.)
( )
( )
(Notary Public)
(My Commission Expires: 5/8/18)

COREY KONKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 21st day of Oct, 2016.

Phil Segraves

Phil Segraves

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Phil Segraves whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 21st day of Oct, 2016.

Notary Public

My Commission Expires: 5/8/18

COREY KONKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Property Description

Being Lot No. 17 and part of Lot No. 16 on the Map of Millers Addition to Edgefield, now East Nashville, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the westerly margin of North Fifth Street at the common corner of Lots Nos. 17 and 18; thence with the line between said Lots North 82° 45' West 170.00 feet to the easterly margin of an alley; thence with said alley North 8° 04' East 113.42 feet to the southerly margin of Cleveland Street, as relocated; thence with the southerly margin of Cleveland Street, as relocated, South 66° 02' East 164.44 feet to a point at the beginning of a curve; thence with said curve with a radius of 17.00 feet in a southeasterly direction 21.99 feet to the westerly margin of North Fifth Street; thence with the margin of said Street South 8° 04' West 49.60 feet to the beginning.

Being the same property conveyed to Sixth Street Associates, a Limited Partnership with Robert N. Moore, Jr. as the General Partner, by deed from Janet D. Friedland, Executrix of the Estate of Mel J. Friedland, of record at Book 5828, Page 911, Register's Office for Davidson County, Tennessee.

Said limited partnership has never filed a certificate of cancellation and has been winding up the partnership since the date of its dissolution.