BILL GARRETT, Davidson County
Trans:T20160111478 DEEDQC
Recvd: 12/19/16 14:05 2 pgs
Fees:12.00 Taxes:0.00
20161219-0133079

THIS INSTRUMENT PREPARED BY*:
Barry Peterson
533 Church Street # 264
Nashville, TN 37219
*Preparer has not advised Grantor on tax ramifications of this transfer. Grantor has been encouraged to speak with a tax professional with regard to the tax ramifications of this transfer.

FROM: Barry Peterson ("Grantor")
533 Church Street #264
Nashville, TN 37219

TO: Nix & Roosevelt, LLC ("Grantee")
533 Church Street #264
Nashville, TN 37219

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL NO:**
Nix & Roosevelt, LLC 533 Church Street #264 Nashville, TN 37219	same	043-06-0 344.00 & 345.00

QUITCLAIM DEED

300 A & B Nix Drive, Madison, TN 37115-2910
300 C & D Nix Drive, Madison, TN 37115-2910

FOR AND IN CONSIDERATION of one dollar ($1.00) and according to the terms of the Operating Agreement of Nix & Roosevelt, LLC, Barry Peterson, by these presents, does hereby quitclaim and convey to Nix & Roosevelt, LLC, its members and assigns, his entire undivided interest in and to the following described real property, subject to the limitations, restrictions, and encumbrances as may affect the premises:

LAND in Davidson County, Tennessee being Lot No. 2 on the Plan of the Resub of Lots 9 & 23 on the unrecorded plan of Anderson Estates, of record in Plat Book 5190, Page 112, in the Register' Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Said Lot No. 2 fronts 60 feet on the southerly side of Nix Drive and runs back between parallel lines, with the easterly margin of Roosevelt Avenue, 148 feet.

Being also known as 300 A & B Nix Drive, Madison, TN 37115-2910

AND

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of the Resub of Lots 9 & 23 on the unrecorded plan of Anderson Estates, of record in Plat Book 5190, Page 112, in the Register' Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Said Lot No. 1 fronts 54 feet on the southerly side of Nix Drive and runs back between parallel lines, 60 feet from the easterly margin of Roosevelt Avenue, 148 feet.

Being also known as 300 C & D Nix Drive, Madison, TN 37115-2910

Being the same property conveyed to Barry Peterson by Warranty Deed recorded on the 1st day of June, 2016 in Instrument #20160601-0054989, in the Register's Office of Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property known as:

300 A & B Nix Drive, Madison, TN 37115-2910
300 C & D Nix Drive, Madison, TN 37115-2910

WITNESS my hand, this the 19 day of DECEMBER, ~~2016~~.

Barry Peterson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19 day of Dec, 2016, before me personally appeared BARRY PETERSON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: James R Bingham

Commission Expires: 11-3-20

JAMES R. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY