Davidson County DEEDQC
Recvd: 12/19/16 16:11 3 pgs
Fees:17.00 Taxes:0.00
20161219-0133319

THIS INSTRUMENT PREPARED BY:

29227-1
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Frank Moore Holdings, LLC 6530 Torrington Road Nashville, Tennessee 37205	Owner	09212034700 09212034800

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Tracy W. Duke and wife, Karie L. Duke**, hereinafter called the Grantors, by these presents do transfer and quitclaim unto **Frank Moore Holdings, LLC, a Tennessee limited liability company** hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property lying in the 19th Councilmanic District of Davidson County, TN and bounded on the West by property belonging to Stephen W. Hewett and wife, Emma D. Hewett, of record in Deed Book 654, Page 356, Register's Office of Davidson County (R.O.D.C.); on the North by 15th Avenue North; on the East by property belonging to Spire Holdings, LLC, of record in Deed #20160812-0084318, R.O.D.C. and on the South by Alley #371 and more specifically described as follows:

BEGINNING on an iron pin on the South margin of 15th Ave. N and being approximately 140' Southeast of the East margin of Hynes Street; thence, with the South margin of 15th Ave. N S-37° 32' 15"-E, 50.30' to an existing iron pin; thence, S-37° 25' 10"-E, 49.57' to an iron pin; thence, leaving the South margin of 15th Ave. N., S-52° 28' 05"-W, 99.40' to an iron pin at the alley, thence, N-37° 41' 51"-W, 49.94' to an iron pin; thence, continuing N-37° 41' 51"-W, 49.94' to an iron pin; thence, leaving the alley N-52° 28' 12"-E to an iron pin, the POINT OF BEGINNING and containing a total of 9859.96 sq. ft., or 0.22 acres according to a survey by Galyon Northcutt Surveying dated December 1, 2016.

The foregoing legal description derived from ALTA Survey of 221 & 223 15th Ave. N, Nashville, TN 37203 as prepared by Galyon W. Northcutt, R.L.S. 1529, dated December 1, 2016, signed December 5, 2016.

BEING all of the same property conveyed to Tracy W. Duke and wife, Karie L. Duke by Deed dated July 31, 2002 from Austin W. Duke, a married man, of record in Instrument No. 20020815-0098925, Register's Office for Davidson County, Tennessee and being all of the same property conveyed to Tracy W. Duke and wife, Karie L. Duke by Deed dated July 31, 2002 from Louis Komisar Living Trust Agreement, of record in Instrument No. 20020815-0098923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered in order to publish the new survey legal description in the public record.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of December, 2016.

Tracy W. Duke

Karie L. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracy W. Duke and wife, Karie L. Duke, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 16th day of December, 2016.

Notary Public
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

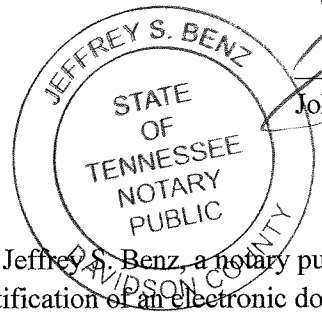
Affiant

Subscribed and sworn to before me this 16th day of December, 2016.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019