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| **THIS DOCUMENT PREPARED BY:**<br><br>**JEFFREY MOBLEY**<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **STATE OF TENNESSEE )**<br>**COUNTY OF DAVIDSON )**<br><br>The actual consideration for this transfer is $-NONE-.<br><br>Amos L. Howard, Affiant<br><br>Subscribed and sworn to before me, this 31st day of December, 2016.<br><br>Notary Public<br><br>My Commission Expires: |

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Amos L. Howard<br>1214 Bayard Ave.<br>Murfreesboro, Tennessee 37130-9542 | SAME | Davidson County:<br>082 05 0 101.00 |

## *QUITCLAIM DEED*

**KNOW ALL PERSONS** by these presents that **AMOS L. HOWARD, LLC**, a Tennessee limited liability company, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire interest in the subject parcels of real property, hereby releases, remises and quitclaims unto **Amos L. Howard** all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.



BILL GARRETT, Davidson County
Trans:T20170002720 DEEDQC
Recvd: 01/11/17 08:38 3 pgs
Fees:17.00 Taxes:0.00
20170111-0003036

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 31st day of December, 2016.

**AMOS L. HOWARD, LLC**

By: _____

**Amos L. Howard, Managing Member**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Amos L. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member (or other officer authorized to execute the instrument) of Amos L. Howard, LLC, the within named bargainor, a limited liability company, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Amos L. Howard, LLC, as its Managing Member.

WITNESS my hand, at office, this 31st day of December, 2016.

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

_____
Notary Public

## EXHIBIT A

### Legal Descriptions

BEING A TRACT OF LAND in the 20th Councilmanic District, City of Nashville, Davidson County, Tennessee. Being also known as Parcel 101 of Map 82-5, of the Davidson County Tax Assessor's mapping system. Said tract being bounded as follows: on the north by lands of Steven R. Tracy, Instrument Number 20020213-0019199; on the east by the western right-of-way of an alley, 20 feet wide; on the south by the northerly right-of-way of Hume Street, a 40 foot right-of-way; and on the west by the eastern right-of-way of fourth avenue north, a 49.5 foot right-of-way. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

BEGINNING AT AN IRON PIN set at the northeast intersection corner of Hume Street and Fourth Avenue North, said iron pin being the southwest corner of this tract; thence with the eastern right-of-way of Fourth Avenue North, N 26°28'59"W, 151.29 feet to an iron pin set, said pin being the northwest corner of this tract and the southwest corner of Tracy; thence with the south line of Tracy, N 63°29'04"E, 177.61 feet to an iron pin set in the western right-of-way of an alley, said pin being the northeast corner of this tract and the southeast corner of Tracy; thence with said western right-of-way, S 26°59'56"E, 102.09 feet to an iron pin set in the northern right-of-way of Hume Street, said pin being the southeast corner of this tract; thence with said northern right-of-way, S 48°04'40"W, 185.21 feet to the point of beginning containing 22,570 square feet or 0.518 acres more or less, by a survey performed by S.E.C., Inc. February 25, 2003.

Being the same property conveyed to Amos L. Howard, LLC, by deed from Amos L. Howard, married, of record as Instrument No. 20031218-0180846, Register's Office for Davidson Williamson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to any and all zoning regulation$, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 310 Hume Street, Nashville, Tennessee 37208.