BILL GARRETT, Davidson County
Trans:T20170006253 DEEDQC
Recvd: 01/23/17 11:22 2 pgs
Fees:13.00 Taxes:18.50
20170123-0007048

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Eric Joyce** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Denn and Elle LLC,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Property located in the 21st Council District of Nashville, Davidson County, Tennessee, of record in Instrument No. 20131126-0121255, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin (found) at the southeast corner of the Jesse D. and Shirley I. Betty property (Instrument No. 20050419-0043386); thence North 33 deg. 37 min. 21 sec. West, 49.06 feet to an iron pipe (found) at the southeast corner of the herein described property, this being the TRUE POINT OF BEGINNING:

Thence South 57 deg., 45 min., 29 sec. West 153.48 feet to an iron pin (set);

Thence North 34 deg., 03 min., 02 sec. West, 48.00 feet to an iron pin (set);

Thence North 57 deg., 00 min., 34 sec. East 153.80 feet to an iron pin (set);

Thence South 33 deg., 37 min., 21 sec. East 50.00 feet to the point of Beginning, Containing 7,526.55 square feet, or 0.17 acres, according to a survey by Jeffrey A Leopard, dated October 22, 2014.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20141107-0103312** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 7 day of November, **2016.**

Eric Joyce

STATE OF GEORGIA
COUNTY OF

LESLEY CITIZEN
NOTARY PUBLIC
PAULDING COUNTY
State of Georgia
My Commission Expires 1/19/20

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Joyce** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of November, **2016.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/19/20

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$5,000.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the _____ day of _____, **2016.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 5000
, Affiant
Subscribed and sworn before me this the
23 **Day of** Jan **,** 2017
Abby Goodman **, Deputy Register**

PROPERTY ADDRESS:	**1515 12th Ave N, Nashville, TN 37208**
TAX PARCEL NO.:	081-16-0-084.00
PROPERTY OWNER:	**Denn and Elle LLC**
OWNER'S ADDRESS:	1304 Acklen Ave Nashville TN 37212
MAIL TAX BILLS TO:	**Owner at Owner's Address**