BILL GARRETT, Davidson County
Trans:T20170009520 DEEDQC
Recvd: 02/01/17 13:24 2 pgs
Fees:12.00 Taxes:0.00
20170201-0010783

11:10

This instrument prepared by:
Tracy D. Kane
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Suite Nectar Investments, LLC 123 Windham Circle Hendersonville, TN 37075	Same	026-07-117.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Marcus Rowe and Melissa Rowe, husband and wife ("Grantors") do hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Suite Nectar Investments, LLC, a Tennessee Limited Liability Company, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 195, on the Plan of Windsor Green, Phase 2, Section 1, of record in Book 6250, Page 988, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marcus Rowe and Melissa Rowe, husband and wife, by Warranty Deed from Jack L. Brown and Lenore E. Brown, individually and as Trustees of the Jack and Lenore Brown Family Trust, Instrument No. 20160616-0061119 recorded on the 16th day of June, 2016, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

This is improved property, known as 105 Southampton Ct., Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 15th day of July, 2016.

Affiant

Notary Public

My Commission Expires: 3-7-2017

BRADFORD W. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of July, 2016.

MARCUS ROWE

MELISSA ROWE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcus Rowe and Melissa Rowe, the within named Grantors, with whom I am personally acquainted (or who was identified 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 and seal, at office, this 15th day of July, 2016.

My Commission Expires:

BRADFORD W. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017