BILL GARRETT, Davidson County
Trans:T20170013716 DEEDQC
Recvd: 02/15/17 10:35 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015580

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Shannon Mills
Affiant

Subscribed and sworn to before me this the 13 day of December, 2016

Notary
My Commission Expires: 6-30-2019

ABIGAIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Sovereign Investments, LLC P. O. Box 211 Madison, TN 37116	SAME	81-12-184

KNOW ALL MEN BY THESE PRESENTS that **Nathaniel Claybrooks, Jr**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Sovereign Investments, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, situated at 1531 12th Avenue North, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Land in the 2nd Ward of the City of Nashville, Davidson County, Tennessee, being part of the Scott Five Acre Tract, and the Southeast corner of Lot Number 171 on the Plan of McGavock, Wetmore, and Others' Second Addition, called the Addition of the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County described as follows:

Beginning on the westerly margin of 12th Avenue North, formerly Florence Street, at a point nine feet north of the southeast corner of said Lot Number 171; thence with the westerly margin of said Avenue southwardly 38 feet to the northeast corner of the property conveyed to W.B. Reed by deed from R.W. Turner, Trustee, of record in Book 457, Page 289, said Register's Office; thence with said Reed's northerly line, westwardly 156 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 58 feet to the southwest corner of a nine foot strip conveyed to James Mahon and wife, by deed from Hugh L. Beaty of record in Book 113, Page 501, said Register's Office; thence with said Mahon's southerly line, easterly 156 feet, more or less to the beginning.

Being the same property conveyed to Nathaniel Claybrooks, Jr. from Araminta Williams Family Partnership by Warranty Deed dated September 6, 2012 and recorded October 1, 2012 in Instrument #20121001-0089112, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1531 12th Avenue North, Nashville, TN 37208

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 13 day of December, 2016.

Nathaniel Claybrooks, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said county and state, the within named Nathaniel Claybrooks, Jr., the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 13 day of December, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY