BILL GARRETT, Davidson County
Trans:T20170013716 DEEDQC
Recvd: 02/15/17 10:35 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015581

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

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

Notary

My Commission Expires: 6-30-2019

APRIL 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	81-7-440

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 1901 11th Avenue North, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the southerly one half of Lot Number 39 on the Plan of Williams & Valentino's Subdivision of Lots 3 and 4 of Thomas Woodard Property, as of record in Book 2, page 33 of the Chancery Court of Nashville.

Being the same property conveyed to Nathaniel Claybrooks, Jr. from Talton Williams 1997 Marital Trust by Warranty Deed dated September 6, 2012 and recorded October 1, 2012 in Instrument #20121001-0089116, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1901 11th 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