BILL GARRETT, Davidson County
Trans:T20170013716 DEEDQC
Recvd: 02/15/17 10:38 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015582

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	81-7-129.00

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 2020 10th Avenue North, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the northerly 39.5 feet of Lot No. 4 in Holt's unrecorded Subdivision of Lots *Nos.* 8 and 11 in Owens Buena Vista Plan, the original Plan is of record in Book 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said property, the northwesterly corner of which is located 126 feet southeastwardly from the intersection of the southeasterly margin of Cass Street, and the northeasterly margin of 10th Avenue, North, formerly Crooked Street, fronts 39.5 feet on the northeasterly margin of 10th Avenue, North, formerly Crooked Street, and extends back between parallel lines 129 feet, more or less, to an alley.

Being the same property conveyed to Nathaniel Claybrooks, Jr. from Steven R. Griffith by Warranty Deed dated February 26, 20162 and recorded February 29, 20-16 in Instrument #20160229-0019030, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2020 10th 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