BILL GARRETT, Davidson County
Trans:T20170013716 DEEDQC
Recvd: 02/15/17 10:39 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015586

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

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC 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	09616033600

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 126 J. C. Napier Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

TRACT I – Being part of Lot Number 1, which fronts 35 feet on the northerly side of Warren Alley, and runs back between parallel lines, with the westerly margin of Donelson Street, 72 feet, more or less, to the southerly margin of a foot reserved strip.

TRACT II – Being Lot Number 2 on the Map of Bransford Realty Company's Resubdivision of part of Weakley and Warren's Subdivision of Block "D", Hermitage Addition, as of record in Book 421, page 58, said Register's Office, described as follows, to-wit:
Said part of said Lot Number 2 fronts 33 feet on the northerly side of J.C. Napier Street, formerly Warren's Alley, and runs back between parallel lines, parallel to and 33 feet west of Donelson Street 70 feet, more or less, to a dead line, which dead line is 120 feet, more or less, south of Fain Street.

Being the same property conveyed to Nathaniel Claybrooks, Jr. from HomeTrust Partners, LLC by Warranty Deed dated June 11, 2012 and recorded June 12, 2012 in Instrument #20120612-0051330, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 126 J. C. Napier Street. Nashville, TN, 37210

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