BILL GARRETT, Davidson County
Trans:T20170013716 DEEDQC
Recvd: 02/15/17 10:39 2 pgs
Fees:12.00 Taxes:0.00
20170215-0015587

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	09316044000

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 85 Fain Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Beginning at an iron pin located in the southerly margin of Fain Street, said iron pin being located 145.2 feet N 87 degrees 00' W from the intersection of the margin of Fairfield Avenue and Fain Street; thence at the right angle to Fain Street, S 03 degrees 00' W 99.3 feet to an iron pin in the common line of parcels 184 and 185, Property Map System, Davidson County, Tennessee; thence with the common line of Parcels 184 and 185, N 87 degrees W 20.5 feet to an iron pin. Passing the centerline of a 15' dedicated alley, not constructed at 13' as shown on the Property Map System, Davidson County; thence at right angle N 3 degrees 00' E 99.3 feet to an iron pin in Fain Street Centerline of Alley Turnout, as built. (Alley not constructed); thence at right angle to Fain Street, along the southerly margin of said Street, S 87 degrees 00' E 20.5 feet to the point of beginning.

Being the same property conveyed to Nathaniel Claybrooks, Jr. from Araminta Williams Family Partnership by Warranty Deed dated June 11, 2012 and recorded June 12, 2012 in Instrument #20120612-0051328, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 85 Fain Street. Nashville, TN

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