BILL GARRETT, Davidson County
Trans:T20170016296 DEEDQC
Recvd: 02/24/17 09:54 3 pgs
Fees:17.00 Taxes:0.00
20170224-0018498

THIS INSTRUMENT PREPARED BY:
Robertson Law Group
1896 General George Patton Dr., Ste 600
Franklin, Tennessee 37067

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
LV Homes, LLC Attn: Kimball Lowder 6335 Waterford Dr. Brentwood, TN 37027	LV Homes, LLC Attn: Kimball Lowder 6335 Waterford Dr. Brentwood, TN 37027	082-12-0-175.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KIMBALL L. LOWDER and CHERYL ROXANNE LOWDER, husband and wife, (hereinafter the "Grantor"), has quitclaimed, and hereby transfers and conveys to LV HOMES, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), ALL OF THEIR RIGHTS, TITLE AND INTEREST IN AND TO certain real property and improvements in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 56 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the Southerly side of Marina Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Kyle Luciano by Warranty Deed from K. Ryan Meadows, a married man recorded on the 12th day of February, 2016 at Instrument No. 20160212-0013897, Register's Office of Davidson County, Tennessee.

This property was not a marital residence of the Grantor herein and as such is not subject to any homestead or dower interest as contemplated by Tennessee law.

And further being the same property conveyed to Grantor by Warranty Deed from Kyle Luciano dated December 9, 2016 and recorded December 16, 2016 as Instrument No. 20161216-0132135 in the Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, in fee simple, its heirs and assigns, forever.~~

This is improved property located commonly known as 926 Marina Street, Nashville, Davidson County, Tennessee 37206.

GRANTOR makes no warranties of any kind or nature, with respect to title or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 6th day of February 2017.

Kimball L. Lowder

Cheryl Roxanne Lowder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kimball L. Lowder and Cheryl Roxanne Lowder, with whom I am personally acquainted, and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February 2017.

JAMIE SUNDWALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:

6/18/18

Affidavit of Consideration

In accordance with T.C.A. 67-4-409(a)(4), "in the case of quitclaim deeds, the tax shall be based only on the actual consideration given for that conveyance."

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this quitclaim deed and conveyance is **$0.00**.

Kimball L. Lowder

Sworn to and subscribed before me this 6th day of February 2017.

JAMIE SUNDWALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

6/18/18