RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36197

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20170017675 DEEDQC
Recvd: 03/01/17 11:28 2 pgs
Fees:12.00 Taxes:0.00
20170301-0020205

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 27 day of February, 2017.

NOTARY PUBLIC
My Commission Expires: 8/20/17

DONALD L. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Avenue Diners, LLC
5484 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

Map/Parcel 193-64-85

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Timothy Steve Smith and wife Leah Smith ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Avenue Diners, LLC, a Tennessee limited liability company, ("Grantees").** Said property conveyed herein is described as follows:

A tract of land in the 13th Ward of the City of Nashville, Davidson County, Tennessee and being Lot No. 12 on the map of W.H. Hagan's Subdivision of Lot No. 5 of Davidson Academy Lots, not of record and described according to an unregistered copy of a survey thereof made by James A. Hamilton, Kr., Surveyor.

According to said survey said lot fronts 33.09 feet on the easterly side of Third Avenue south and runs back between lines, along the south margin of Demonbreun Street, 106 feet to a dead line.

Being the same property conveyed to Timothy Steve Smith and wife Leah Smith by deed from Norma J. Crow of record at Instrument No. 20130801-0080086 Register's Office for Davidson

County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 27 day of February, 2017.

Timothy Steve Smith

Leah Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy Steve Smith and wife Leah Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory and who acknowledged they executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 27 day of Feb 2017.

Notary Public

My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY