Davidson County DEEDQC
Recvd: 03/17/17 11:16 3 pgs
Fees:17.00 Taxes:0.00
20170317-0026239

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Christopher R. Choate 4803 Gallatin Pike Nashville, TN 37216	New Owner	072-07-0-244.00

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars, the receipt of which is hereby acknowledged **TEN TALENTS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto **CHRISTOPHER R. CHOATE,** hereinafter called "Grantee", his heirs and assigns, all of Grantor's right, title, and interest, in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45, as shown on the map entitled the Subdivision of The Waters Place, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TEN TALENTS PROPERTIES, LLC, by deed from THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE, of record in Instrument No. 20110719-0055109, dated June 30, 2011, said Register's Office.

This is improved property known as 1635 Evelyn Ave., Nashville, TN 37216.
The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument as of the 16th day of March, 2017.

Grantor:
Ten Talents Properties, LLC,
a Tennessee limited liability company

By: _____
Christopher R. Choate

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Christopher R. Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Ten Talents Properties, LLC, the within named bargainor, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Christopher R. Choate as President.

Witness my hand, at office, this 16 day of March, 2017.

Notary Public

My Commission Expires: 6-20-2019

WILLIAM S. DESREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED AND SWORN to before me, this 16 day of March, 2017.

Notary Public

My Commission Expires: 6-20-2019

WILLIAM S. DESREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

True Copy Certification

I, Robert C. Ashworth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Robert C. Ashworth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12.27.2017

Ann M. Vanderhoof
State of Tennessee Notary Public
Williamson County, TENN.