QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

BILL GARRETT, Davidson County
Trans: T20170026128 DEEDQC
Recvd: 03/28/17 15:06 2 pgs
Fees: 12.00 Taxes: 0.00

20170328-0030192

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SWEETBRIAR, G.P.	NEW OWNER	
(NAME)	(NAME)	
513 3RD Avenue South		**105-14-0-180.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MBS CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **SWEETBRIAR, G.P.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 5 on the plan of the Real Estate of W.W. Henry, deceased, of record in Minute Book 2, Page 516, County Court for Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl and Company dated 6/20/97, License No. 100, whose address is 400 7th Avenue South, Nashville, TN 37203m as follows:

Beginning on the Southerly margin of Hillview Heights, formerly Woods Avenue, at a point 355 feet West of the Westerly margin of Cisco Street, being the Northwest corner of the property conveyed to Charles A. Woods and wife, by deed from Rudolph W. Cisco and wife, or record in Book 936, Page 122, Register's Office for Davidson County, Tennessee, thence with said Avenue, Westwardly 95 feet; thence at a right angle, Southwardly 204.25 feet to the Northerly line of Lot No. 1; thence with said line, Eastwardly 95 feet to the Westerly line of said Woods property; thence with said line, Northwardly 204.25 feet to the point of beginning.

Being the same property conveyed to MBS Construction, LLC by Quitclaim Deed from William H. Smallman, of record as Instrument No. 20161014-0109035 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 913 Hillview Heights, Nashville, Tennessee 37204

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MBS CONSTRUCTION, LLC

MOYO SUAREZ, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MOYO SUAREZ**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Member of MBS Construction, LLC and that he, as Member executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2017.

Richard M. Williams
Notary Public

Commission expires: 9/7/20

