# QUITCLAIM DEED

This instrument was prepared by:
Phillip A. Purcell
3145 Hunters Hill Road
Nashville, Tennessee 37214

BILL GARRETT, Davidson County
Trans:T20170027100 DEEDQC
Recvd: 03/31/17 08:04 3 pgs
Fees:17.00 Taxes:0.00
20170331-0031317

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|---|---|
| Name and address of the new owner (the Grantee): | 1006 Music Row, LLC<br>c/o Kenneth E. Little<br>1428 Old Hickory BLVD<br>Brentwood, Tennessee 37212 |
| Tax map parcel number: | 104.4<br>Parcel 132 |
| Mail tax bills to: | 1006 Music Row, LLC<br>c/o Kenneth E. Little<br>1428 Old Hickory BLVD<br>Brentwood, Tennessee 37212 |

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Kenneth E. Little, the Grantor, sell, transfer, and convey to 1006 Music Row, LLC, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 in O. B. Hayes' Plan of Large Lots, the Plan of which Subdivision is of record in Book 57, page 33, Register's Office for said County and described according to a loan survey by Howell R. Swann, Jr., Surveyor, July 13, 1959.

Lot No. 16 fronts 50 feet on the easterly side of 17th Avenue, South, and runs back between parallel lines 162.5 feet, more or less, to an alley.

Being the same property conveyed to Kathleen Pynor Little by Trustee's Deed from James H. Harris, II, Trustee, of record in Book 8171, page 823, Register's Office for Davidson County, Tennessee; and by quitclaim deed from Kathleen Pynor Little to Kenneth E. Little wherein Kathleen Pynor Little conveyed an undivided interest to Kenneth E. Little for the purpose of creating an estate by the entireties, of record in Book 10122, page 842, Register's Office for Davidson County, Tennessee; and by quitclaim deed from Kathleen Pynor Little to Kenneth E. Little, of record in Book 11627, page 192, Register's Office for Davidson County, Tennessee.

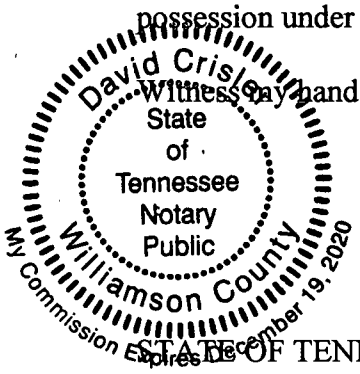
This is improved property known as 1006 17th Avenue, South, Nashville, Tennessee 37212.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 11627, Page 192 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2017 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements.




Witness my hand this 27TH day of March, 2017.

Grantor

**Acknowledgement**

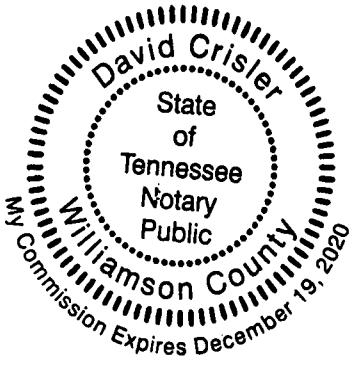
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 27th day March, 2017, before me personally appeared Kenneth Ernest Little, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: Dec. 19, 2020.

**Affidavit of Value**




STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer is $0.00.

Grantee

Sworn to and subscribed before me this 27th day of March, 2017.

Notary Public

My commission expires: Dec. 19, 2020.