This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 04/17/17 09:55 4 pgs
Fees:22.00 Taxes:0.00
20170417-0036653

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Fox Brothers Realty LLC P.O. BOX 150983 Nashville, TN 37215	Same	091-06-0-312.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Fox and Charles Brian Fox (collectively, the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Fox Brothers Realty LLC (the "Grantee"), a Tennessee general partnership, in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1321 AND 1323 OF BLOCK 184, PLAN NO. 1 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE (S) 74 AND 75, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 1321 AND 1323 FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF KENTUCKY AVENUE AND RUN BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 55TH AVENUE, NORTH, FORMERLY 14TH STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID FOX AND CHARLES BRIAN FOX BY DEED FROM RYAN S. PECK, AND WIFE, DAWN E. PECK, OF RECORD AS INSTRUMENT NUMBER 20130212-0014257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The legal description is the same as the previous deed of record.

This is improved property located at 5412 Kentucky Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 4th day of April, 2017.

David P. Fox

David Fox, Grantor

Charles Brian Fox, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Fox, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of April, 2017.

Carla L Lovell

Notary Public

My Commission Expires: 7/6/2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Charles Brian Fox, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of April, 2017.

Carla L Lovell

Notary Public

My Commission Expires: 7/6/2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 4th day of April, 2017.

Notary Public

My Commission Expires: 7/6/2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 6, 2020
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla L Lovell
Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Marcy Morgan, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of April, 2017.

Marcy Morgan
Notary Public

My Commission Expires: 3-3-20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020