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 09:56 4 pgs
Fees:22.00 Taxes:0.00
20170417-0036655

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Fox Brothers Realty LLC P.O. BOX 150983 Nashville, TN 37215	Same	043-15-0-145.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Patrick 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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as parts of Lots nos. 104, 105, and 108 on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of said County, as described. Land in the 11th Civil District of the County of Davidson and State of Tennessee being part of the East Madison Addition, not of record, but described as being part of the land conveyed to Walter E. Hancock and wife, by deed of record in Book 1318, page 405, Register's Office for Davidson County, Tennessee, and beginning at a point on the southerly margin of Providence Pass or Road and said point of beginning being 273.29 feet easterly from the point located around a curve on the east side of Farris Avenue; thence southerly and with the east line of a lot conveyed by Walter E. Hancock et ux to Curtis Morgan et ux; 155.30 feet to a dead line, and the southwest corner of this lot; thence with said dead line and easterly 90 feet to the southeast corner of this lot; thence northerly 159.9 feet to the southerly margin of Providence or Road; thence with the same and westwardly 90.1 feet to the place of beginning.

Being the same property conveyed to David Patrick Fox and Charles Brian Fox by warranty deed from Andy Maloney, as Trustee for The 1016 Providence Pass Trust, of record in Instrument Number 20151211-0124994, 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 1016 New Providence Pass, Madison, Tennessee 37115.

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 Patrick 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 Patrick 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