BILL GARRETT, Davidson County
Trans:T20170034850 DEEDQC
Recvd: 04/25/17 14:40 2 pgs
Fees:12.00 Taxes:0.00
20170425-0040602

This Instrument Prepared By: S. Blake Bratcher, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

Address of New Owner:	Send Tax Bills To:	Map & Parcel
David Fox Properties LLC 2137 Old Hickory Blvd Nashville, Tennessee 37215	SAME	092 07 0 117.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, DAVID P. FOX (hereinafter "Grantor"), hereby remise, release and forever quitclaim unto DAVID FOX PROPERTIES LLC (hereinafter "Grantee"), their successors and assigns, all of the Grantor's right, title and interest in a certain tract and parcel of land attached to the property located at 815 24th Avenue North, Nashville, Tennessee, 37208 and being more particularly described as the following tract of real estate:

Being Lot No. 5 and 6 in H. Roths Subdivision of Lot 12 of Boyd McNairy's, of record in Book 57, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 5 and 6 front together 50 ft. on the west side of a street originally having no name but now being called 24th Avenue, and extend back between parallel lines 105 ft. more or less, to an alley.

Being the same property conveyed to David P. Fox by warranty deed from Andy Maloney, as Trustee of the 815 24th Avenue Trust, as of record in Instrument No. 20131203-0123146, Register's office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 79, Register's Office Davidson County, Tennessee.

This is improved property known as 815 24th Avenue North, Nashville, TN 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property.

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.

Witness my hand this the 25 day of April, 2017.

David P. Fox
DAVID P. FOX

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named **DAVID P. FOX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of April, 2017.

Marissa Keen
NOTARY PUBLIC

My commission expires: 5/6/19

MARISSA L. KEEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer is $10.00 Dollars.

David P. Fox
DAVID P. FOX

Sworn to and subscribed before me this the 25 day of April, 2017.

Marissa Keen
NOTARY PUBLIC

My commission expires: 5/6/19

MARISSA L. KEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY