WARRANTY DEED

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File No. RW0002828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,969.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/19

(AFFIX SEAL)

REBECCA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Building Company Number Seven, Inc.	New Owner	071-08-0--050.00
(NAME)	(NAME)	
308 Duke St. Lot 50	615 Main Street, Ste 117	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170043212 DEEDWARR
Recvd: 05/22/17 10:35 2 pgs
Fees:13.00 Taxes:369.89

20170522-0050428

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Quiet Capital, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Building Company Number Seven, Inc.,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 65 and the Northerly part of the Westerly one-half of Lot No. 50, on the Plan of J. B. Haynie's Oriental Plan, of record in Plat Book 161, Pages 26 and 27, in the Register's Office of Davidson County, Tennessee.

Said parts of said lots front together approximately 50 feet on the Southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which is measures approximately 50 feet.

Being the same property conveyed at Warranty Deed of record at Instrument No. 20060718-0086370 (Tract 2), Quit Claim Deed of record at Instrument No. 20131021-0109548 (corrected at Instrument No. 20170207-0012917) (Tract 2), Warranty Deed of record at Instrument No. 20131226-0129773 (corrected at Instrument Nos. 20140113-0003116 and 20170207-0012918) (Tract 2), and Warranty Deed of record at Instrument No. 20170207-0012919 (Tract 2), all of record in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ✠
This is improved property, known as 308 Duke St. Lot 50, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 18th day of May, 2017.

Quiet Capital, LLC

By: Leslie Garside
Leslie Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Quiet Capital, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by /herself as Authorized Agent.

Witness my hand this 18th day of May, 2017.

RWalters
Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My commission expires: 8.17.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206