QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20170052782 DEEDQC
Recvd: 06/20/17 13:40 2 pgs
Fees:12.00 Taxes:0.00

20170620-0062000

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
1602 Eighth Avenue, LLC	NEW OWNER	
(NAME)	(NAME)	
471 Humphreys St.		
(ADDRESS)	(ADDRESS)	072-07-0-189.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **ROBBIE SUE YOUNG AND HUSBAND, HOWARD L. YOUNG** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **1602 EIGHTH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Steven Heights, Part of Kellers Subdivision of Maxey Home Place of record in Plat Book 2083, Page 9, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 69.1 feet on the Easterly side of Scott Avenue and runs back 228.53 feet on the Northerly line and 242.8 feet on the Southerly line to a dead line, measuring 71 feet thereon.

Being the same property conveyed to Robbie Sue Young by Warranty deed from Sandra D. Flescher of record in Instrument No. 20000404-0033611 Register's Office for Davidson County, Tennessee, dated March 24, 2000 and recorded on April 04, 2000.

The said Howard L. Young joins in this conveyance to convey any marital interest he may have in the subject property.

This conveyance is subject to the following:

-Taxes for the year 2017, a lien not yet due and payable.
-Subject to all matters shown on the Plan of record in Plat Book 2083, Page 9, Register's Office for Davidson County, Tennessee.
-Subject to a Deed of Trust by Robbie S. Young, a married person, and husband Howard L. Young, trustor, to David R. Wilson, trustee, for the benefit of Chase Manhattan Mortgage Corporation, beneficiary, to secure a note in the original amount of $ 55.575.00 secured thereby, dated March 31, 2000, and recorded on April 04, 2000, of record as Instrument Number 20000404-0033612, Register's Office for Davidson County, Tennessee.
Assignment of Mortgage or Deed of Trust recorded on February 16, 2001 of record in Instrument Number 20010216-0014778 and corrected in Instrument No. 20151110-0114584, in the Register's Office for Davidson County, Tennessee.
Appointment of Successor Trustee recorded on February 02, 2004 of record in Instrument Number 20040202-0012656, in the Register's Office for Davidson County, Tennessee.
Appointment of Successor Trustee recorded on January 03, 2006 of record in Instrument Number 20060103-0000032, in the Register's Office for Davidson County, Tennessee.
Appointment of Successor Trustee recorded on October 13, 2006 of record in Instrument Number 20061013-0127160, in the Register's Office for Davidson County, Tennessee.
Tennessee Assignment of Deed of Trust recorded on November 10, 2015 of record in Instrument Number 20151110-0114585, in the Register's Office for Davidson County, Tennessee.

This is
( ) **unimproved**
(X) **improved**
property known as **2928 Scott Ave., Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 15th day of JUNE, **2017.**

ROBBIE SUE YOUNG

HOWARD L. YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBBIE SUE YOUNG**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of JUNE, 2017.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOWARD L. YOUNG**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of JUNE, 2017.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212