QUITCLAIM DEED

This instrument was prepared by:
Phillip A. Purcell
3145 Hunters Hill Road
Nashville, Tennessee 37214

BILL GARRETT, Davidson County
Trans:T20170067196 DEEDQC
Recvd: 08/04/17 08:36 3 pgs
Fees:17.00 Taxes:0.00
20170804-0079593

Name and address of the new owner (the Grantee):	1206 Clifton, LLC c/o Kenneth E. Little 1428 Old Hickory BLVD Brentwood, Tennessee 37027
Tax map parcel number:	~~1171230~~ 117-12-0 030.00
Mail tax bills to:	1206 Clifton, LLC c/o Kenneth E. Little 1428 Old Hickory BLVD Brentwood, Tennessee 37027

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, We, Kenneth E. Little and L. Julie Brodbeck-Little, husband and wife, the Grantors, sell, transfer, and convey to 1206 Clifton, LLC, the Grantee, all of our right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

Land in Davidson County, Tennessee, being part of the O. F. Noel Estate, being a part of tract 2 shown on a survey by Hal R. Swann, Jr. September 26, as follows:

Beginning at an iron pin in the northerly margin of Clifton Lane or Avenue 425 feet West of the westerly margin of Granny White Pike; thence with the margin 94 feet to an iron pin; thence North 81°11' east 111 feet to an iron pin; thence southerly 115 feet to the point of beginning.

Being the same property conveyed to Kenneth E. Little and L. Juliet Brodbeck-Little, husband and wife, by deed dated October 23, 2009 and filed for record as Instrument Record # 20091027-0098868 on October 27, 2009, Register's Office for said County.

Being the same property conveyed to Ralph E. Rosa and wife, Ruth L. Rosa by deed dated October 20, 1995 and filed for record in Book 2401, Page 437, Register's Office for said County. The said Ralph E. Rosa having since died and predeceasing his wife, Ruth L. Rosa, leaving her as sole surviving heir. The said Ruth L. Rosa having since

died. Therefore leaving said property to her son Stephen L. Rosa by conveying said property to Stephen L. Rosa by virtue of the Last Wil l& Testament of Ruth Lawrence Rosa dated September 28, 1992 of record in Will Book 201, Page 523 and Probate No. 95P-1720, found of record in the Davidson County Probate Circuit Court Clerk's Office.

This is improved property known as 1206 Clifton Lane, Nashville, Tennessee 37215.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Instrument No. 20091027-0098868 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2017 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO (1) Sewer Easement as shown of record in Deed Book 3932, Page 210, Register's Office for said County.

THIS CONVEYANCE IS FURTHER SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; (3) subdivision and condominium covenants, conditions, declarations, and other restrictions, (4) building restrictions, and (5) other matters of public record.

THIS CONVEYANCE IS ALSO SUBJECT TO the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements.

Witness our hand this 24th day of July, 2017.

Kenneth E. Little, Grantor

L. Juliet Brodbeck-Little, Grantor

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 27th day July, 2017, before me personally appeared Kenneth E. Little and L. Juliet Brodbeck-Little, the Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and ~~deed~~.

Phillip A Purcell
Notary Public

PHILLIP A. PURCELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: March 8, 2021

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer is $0.00.

Grantee, Secretary 1206 Clifton Ln

Sworn to and subscribed before me this 27th day of July, 2017

Phillip A Purcell
Notary Public

PHILLIP A. PURCELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: March 8, 2021