THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 170813183**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 6th day of September, 2017. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Lucky Loser, LLC 105 Brookfield Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 12908012200

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robin L. Henderson, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Lucky Loser, LLC, a Tennessee limited liability company,** its heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, BLOCK "D", SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Plat Book 1130, Pages 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robin L. Henderson, unmarried by Warranty Deed from Dan Mitchell Frankum, married, recorded on the 19th day of May, 2011 in Instrument No. 20110519-0038446, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 105 Brookfield Avenue Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Bill Garrett Davidson County
Batch# 609 DEEDQC
09/13/2017 02:20:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170913-0093687

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2017.

Robin L. Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robin L. Henderson** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018