Bill Garrett Davidson County
Batch# 9193 DEEDQC
10/06/2017 09:43:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171006-0102762

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
VT Enterprises, LLC 2013 Galbraith Dr Nashville, TN 37215	New Owner	114 00 013100

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 **Libra Holdings, LLC** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **VT Enterprises, LLC,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 9th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 as shown on the survey of J.D. Brown's Farm, made by S.M. McMurray Engineering Company, December 21, 1940, being called Lots Nos. 4, 5 and 10 on the Preliminary Plan of Locust Vale, not of record, described as follows:

Beginning on the Easterly margin of the Old Hickory Boulevard at the Southwest corner of the property conveyed to Clarence F. Moulton and wife, Ann Elizabeth Moulton, by two deeds, one from Warren B. Sloan and wife, of record in Book 1810, Page 61, and the other from Jesse C. Wakefield and wife, of record in Book 1815, Page 547, Register's Office for said County; thence with said Moulton's Southerly line, Eastwardly 300 feet to Moulton's Southeast corner, and continuing in the same direction 300 feet to Moulton's Southeast corner, and continuing in the same direction 300 feet, more or less, in all 600 feet, more or less, to the Westerly margin of the proposed Lackey Street; thence with said proposed Street, Southwardly 200 feet, more or less, to a point 400 feet North of the Northwesterly margin of the Charlotte Pike; thence Westwardly 305 feet, more or less, to a point 300 feet the common corner of Lots Nos. 4, 5, 10 and 11 on said

unrecorded plan; thence with the line between Lots Nos. 4 and 11, Southwardly 200 feet, more or less, to the Northerly line of the property conveyed to William H. Manor and wife, by deed from Joseph W. Sadler and wife, of record in Book 1781, Page 117, said Register's Office; thence with said Manor's Northerly line, Westwardly 325 feet to the Easterly margin of said Old Hickory Boulevard; thence with the same, North 0 degrees 10 feet East 400 feet, more or less, to the beginning. unrecorded plan; thence with the line between Lots Nos. 4 and 11, Southwardly 200 feet, more or less, to the Northerly line of the property conveyed to William H. Manor and wife, by deed from Joseph W. Sadler and wife, of record in Book 1781, Page 117, said Register's Office; thence with said Manor's Northerly line, Westwardly 325 feet to the Easterly margin of said Old Hickory Boulevard; thence with the same, North 0 degrees 10 feet East 400 feet, more or less, to the beginning.

Being the same property conveyed to Libra Holdings, LLC, by Warranty Deed from Charley L. Langley, Administrator, C.T.A. of the Estate of Corinne L. Knight, deceased, recorded on the 5th day of January, 2017 in Instrument No. 20170105-0001294, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 730 Old Hickory Boulevard, Nashville, TN 37209

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.

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 5th day of September, 2017.

Libra Holdings, ~~LLC~~

By: _____
Victor ~~Bishara~~, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Libra Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of October, 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018