Bill Garrett
Batch# 31539
11/29/2017 03:38:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20171129-0121950

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOUTHGATE REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RAINS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns. Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the 50 feet of the southerly 100 feet of the easterly half of Block "B" on the Plan of Hagan Merritt Lands, as of Record in Minute Book N, Page 421, County Court for said County.

Being the same property conveyed to Southgate Real Estate, LLC, a Tennessee Limited Liability Company by Warranty Deed from E3 Construction, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20150827-0086711, in the Register's Office for Davidson County, Tennessee.

This improved real property is known as 111 A Rains Avenue Nashville, Tennessee 37203.

**IN WITNESS WHEREOF**, we have hereunto set out hands on this 20 day of November, 2017.

**Southgate Real Estate, LLC**
**A Tennessee limited liability company**

**By:** _____
**Clay Kelton, Sole Member**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Clay Kelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member (or other officer authorized to execute the instrument) of Southgate Real Estate, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20 day of November, 2017.

_____
Notary Public

My Commission Expires:

12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

## AFFIDAVIT OF CONSIDERATION

| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Map & Parcel Number of Property Transferred: |
|---|---|---|
| Rains Real Estate, LLC<br>PO Box 3641<br>Brentwood, Tennessee 37024 | New Owner | Davidson County<br>105-07-0-175.00 |

**STATE OF CALIFORNIA )**
**COUNTY OF LOS ANGELES )**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 20 day of November, 2017.

Notary Public

My Commission Expires:

12.19.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY