Bill Garrett Davidson County
Batch# 32714 DEEDQC
12/04/2017 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171204-0123382

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of December, 2017.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
James Fineman
122 Northlake Drive
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

Map & Parcel: 09308000700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Music City Electrical Engineering, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **James Fineman,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 65 and 66 on the Plan of J.R. Love's Subdivision of Lots No. 16 and 17 on D. B. Cooper's Addition as of record in Book 161, Page 162, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of the intersection of South Fifth Street and Crutcher Street; thence with the Northerly margin of said Crutcher Street, Westwardly 90 feet to an iron pin; thence Northwardly and parallel with the Westerly margin of South Fifth Street, 50 feet to an iron pin; thence Eastwardly 91.2 feet to an iron pin in the Westerly margin of South Fifth Street; the corner of said Lots 65 and 66; thence with said Street, Southwardly 50 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the premises originally conveyed to L.C. Freeman, Jr., by deed from Louis J. Hartman, which has been condemned by the Nashville Housing Authority under Rule No. 63809, Circuit Court, Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the Northeasterly corner of the intersection of South Fifth Street and Crutcher Street; thence along the Northerly margin of Crutcher Street a distance of 10.0 feet; more or less, thence with a line in a Northeasterly direction a distance of 50.0 feet, more or less, to the Northerly margin of the above mentioned property; thence with this Northerly margin in an Easterly direction a distance of 8.8 feet, more or less, to the Westerly margin of South Fifth Street; thence along this Westerly margin a distance of 50.0 feet, more or less, and containing 470 square feet, more or less.

Being the same property conveyed to Music City Electrical Engineering, LLC, a Tennessee limited liability company by Warranty deed from Alazab Company, a Tennessee general partnership of record in Instrument No. 20160822-0087773, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 820 South 5th Street, Nashville, TN 37206.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of December, 2017.

MUSIC CITY ELECTRICAL ENGINEERING, LLC:

James Brooks

By: James Brooks
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Brooks**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of **Music City Electrical Engineering, LLC**, the within named bargainor, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of December, 2017.

Notary Public

My Commission Expires: 12/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY