Bill Garrett Davidson County
Batch# 40132 DEEDQC
12/21/2017 09:28:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171221-0129902

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

No title search as 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 19 day of December, 2017.

Notary Public
My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 17, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fairground Studios LLC c/o Level Four, LLC 11812 San Vicente Blvd, 4th Fl Los Angeles, CA 90049	New Owner	11807014000

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, **Ronald Fair and Stefanie Jill Fair, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Fairground Studios, 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 all of Lot No. 13 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ronald Fair and Stefanie Jill Fair, husband and wife by Warranty Deed from Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust u/a/d 5/27/201, amended and restated by Agreement dated 08/15/2012 recorded on January 19th, 2017 in Instrument No. 20170119-0005989, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2814 Azalea Place Nashville, TN 37204.

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 2018 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 19th day of December, 2017.

Ronald Fair

Stefanie Jill Fair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald Fair and Stefanie Jill Fair** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December 2017.

Notary Public

My Commission Expires: _____

