Southland

Bill Garrett Davidson County
Batch# 43723 DEEDQC
01/03/2018 10:08:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180103-0000808

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Frances Street Investments, LLC	**New Owner**	**072-11-0L-006.00CO**
928 Southside Place		
Nashville, TN 37203		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Michael A. Cochran**, an unmarried man, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Frances Street Investments, LLC, a Tennessee limited liability company**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. F, on the Plan of Ann Street Homes, a Horizontal Property Regime with Private Elements, shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140729-0067240, in the Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael A. Cochran, an unmarried man, by Warranty Deed from Chris Thomas Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20170227-0019211 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1511 F Ann Street, Nashville, TN 37216.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 18th day of December, 2017.

Michael A. Cochran

STATE OF NY
COUNTY OF NY

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Michael A. Cochran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office, on this the 18 day of December, 2017.

Notary Public

My Commission Expires:

TRACY SIGAL
Notary Public, State of New York
No. 02SI6172828
Qualified in New York County
Commission Expires 8/20/2019

STATE OF NY
COUNTY OF NY

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 18 day of December, 2017.

Notary Public

My commission expires:

TRACY SIGAL
Notary Public, State of New York
No. 02SI6172828
Qualified in New York County
Commission Expires 8/20/2019