Bill Garrett Davidson County
Batch# 44563 DEEDQC
01/04/2018 02:48:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180104-0001442

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Salemtown Ventures, LLC 612 Hume St Nashville, TN 37208	Same	07007003500

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kenneth Barrett, married and Patrick Dauchot, married,** by these presents does hereby quitclaim and convey unto **Salemtown Ventures, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the southerly 200 feet of Lot No. 21 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Earl Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the corner of Lots 21 and 22, being 50 feet west of the southwest corner of the property conveyed to Henry Mincy and wife by deed from Charles Woosley and wife of record in Book 2650, page 393, Register's Office for said County; thence with the line between said Lots, northerly 200 feet; thence westerly 50 feet; thence southerly 200 feet to the center of Alice Avenue; thence with the center of said Avenue easterly 50 feet to the beginning.

Being the same property conveyed to Kenneth Barrett and Patrick Dauchot by Warranty Deed from William C. Troupe, a married man, of record in Instrument No. 20170717-0071821 Register's Office for Davidson County, Tennessee, dated July 3, 2017 and recorded on July 17, 2017.

This is improved property known as: 1017 Alice St. Nashville, TN 37218. *

*** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 4 day of January 2018.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of January, 2018.

Kenneth Barrett

Patrick Dauchot

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kenneth Barrett and Patrick Dauchot**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 4 day of January 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021