Bill Garrett Davidson County
Batch# 53996 DEEDQC
02/01/2018 04:18:26 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180201-0010586

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Minky & Flossie, LLC 1213 6th Avenue North Nashville, Tennessee 37208	New Owner	082-13-0-193.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MIGNON FRANCOIS**, an unmarried woman ("Grantor"), does hereby quitclaim and convey unto **MINKY & FLOSSIE, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 31st day of January, 2018.

GRANTOR:

Mignon Francois

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Mignon Francois, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 31st day of January, 2018.

Beth M. Woodard
NOTARY PUBLIC

My Commission Expires:

07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A

Legal Description

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. being the southerly 1/2 of Lot No. 104 on the Plan of D.T. McGavock's First Addition to Nashville of record in Plat Book 10, Page(s) 606 through 609, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ALVIN FRANCOIS AND WIFE, MIGNON FRANCOIS, by deed from TIM FORSMAN, UNMARRIED, of record in Instrument No. 20050711-0080115 and corrected in Instrument No. 20071108-0131872, dated June 7, 2005, said Register's Office. Being further conveyed to MIGNON FRANCOIS, UNMARRIED, by deed from ALVIN FRANCOIS, UNMARRIED, of record in Instrument No. 20160901-0091839, dated August 31, 2016, said Register's Office.

This is improved property known as 1213 6th Avenue North, Nashville, Tennessee 37208.