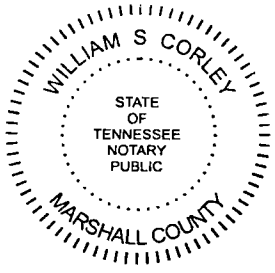
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Jamie Dewey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 66580 DEEDQC
03/08/2018 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180308-0021977

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music Row BnB, LLC	NEW OWNER	
(NAME) **1722 Villa Place**	(NAME)	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	**021G A 009.09**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **TODD BALDREE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MUSIC ROW BNB, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Tract 1:

Land in Davidson County, Tennessee, being the North 50 feet of the South 100 feet of the West part of Lot No. 65 on the Map of O. B. Hayes' Plan of Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the Easterly side of Villa Street, as extended, and runs back between parallel lines, parallel to and 50 feet North of Belcourt Street, 157.37 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 65 fronts 50 feet on the Easterly side of Villa Place and runs back between parallel lines, along the Northerly margin of Belcourt Avenue, 159.37 feet to an alley.

Included in the above description but excluded therefrom is that portion conveyed to The Nashville Housing Authority by Warranty Deed from Howard Thomas Primm and wife, Edythe M. Primm, dated November 11, 1966, of record in Book 4077, Page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd Baldree, unmarried by Warranty Deed from Stuart Wilder aka Suart Wilder, III and Susan L. Allen, husband and wife, of record in Instrument No. 20170825-00087519 Register's Office for Davidson County, Tennessee, dated August 24, 12017 and recorded on OcAugust 25, 2017.

Being also known as 1722 Villa Place Nashville, Tennessee 37212.

Being the same property conveyed to Todd Baldree, unmarried by Warranty Deed from Brenda Humphrey and Beverly Turner and Sybil Pepper-Spencer and Bruce Jonson, of record in Instrument No. 20171010-0104076 Register's Office for Davidson County, Tennessee, dated October 6, 2017 and recorded on October, 10, 2017.

Being also known as 1724 Villa Place Nashville, Tennessee 37212.

This is ( ) **unimproved** (X) **improved** property known as: 1722 and 1724 Villa Place Nashville TN 37212
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 1 day of March, **2018.**

Todd Baldree

STATE OF South Carolina
COUNTY OF Greenville

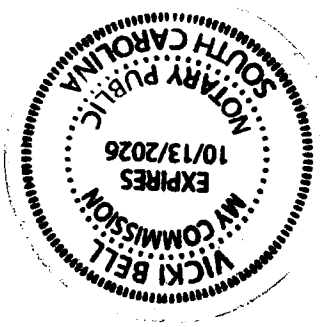
On this 1 day of March, ~~2017~~ 2018, before me personally appeared **Todd Baldree** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of March, 2018.

Vicki Bell
Notary Public

My Commission Expires:

(SEAL)





True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY