QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 100016 DEEDQC
06/04/2018 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180604-0053280

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/25/2021
(AFFIX SEAL)

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)
Buffalo Soul 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, **MUSIC ROW BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BUFFALO SOUL BNB, LLC, A TENNESSEE 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 Music Row BNB, LLC, a Tennessee limited liability company, by Quit Claim Deed from Todd Baldree, an unmarried man, of record in Instrument No. 20180308-0021977, Register's Office for Davidson County, Tennessee, dated March 1, 2018 and recorded on March 8, 2018.

Being also known as 1722 and 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 25 day of May, **2017.**

MUSIC ROW BNB, LLC

By: Todd Baldree

STATE OF SC
COUNTY OF Greenville

On this 25 day of May, 2018, before me personally appeared **Todd Baldree** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of the within named bargainor, a limited liability company, and that he/she as such _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25 day of May, 2018.

Vicki Bell
Notary Public

My Commission Expires: 10/13/2026

(SEAL)

VICKI BELL
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 10/13/2026

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

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, Cassie Lovvorn, 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: 03/03/2019

