Bill Garrett Davidson County
Batch# 102045 DEEDQC
06/07/2018 02:25:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180607-0054927

QUITCLAIM DEED

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 3rd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 11/1/21

(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Hyneman	New Owner	105-13-4-C-2.00CO
(NAME)	(NAME)	
177 Crescent Drive		
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Music City Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed unto **Rachel Hyneman, unmarried,** hereinafter called the Grantee(s), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of the Homes at 900 Caruthers & 2315 9th Ave. South, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 900 Caruthers & 2315 9th Ave. South, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150317-0022690, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 20150317-0022690, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20150317-0022690 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Music City Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company, recorded on July 13, 2016, of record in Instrument No.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is further subject to Deed of Trust executed by Music City Investments, LLC to Hugh M. Queener, Trustee, dated July 14, 2016, and recorded in Instrument No. 20160715-0072896, Register's Office for Davidson County, Tennessee, in favor of Pinnacle Bank.

unimproved ☐

This is improved ☑ property, known as 2315 9th Avenue South, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 3rd day of May, 2018.

MUSIC CITY INVESTMENTS, LLC

J. Kevin Hyneman
Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Kevin Hyneman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Music City Investments, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 3rd day of May, 2018.

Notary Public J. Trent Lehman
My Commission Expires: 11/4/21



RETURN TO:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 12952