File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/06/07 12:44 4 pgs
Fees:22.00 Taxes:0.00
20070906-0107067

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirby Smith	Same	071 14 0 020.00
(NAME)	(NAME)	
103 Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nashville Any Offer Real Estate, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kirby Smith,

HEREINAFTER CALLED THE GRANTEE(S), Their/His/Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 32, 33 and part of Lot 34, on the Plan of J.B. Haynie's Grove Plan, as shown by plat of record in Plat Book 57, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nashville Any Offer Real Estate, LLC by deed from Priority Trustee Services of TN, LLC., of record in Instrument Number, 20070906-0107066 Register's Office for said County.

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.

unimproved ☐

This is improved ☒ property, known as 103 Fern Av Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 5 th day of Sept, 2007.

Nashville Any Offer Real Estate, LLC.,
By Ed Clay, Operating Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Ed Clay, Operating Partner with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Operating Partner respectively of Nashville Any Offer, LLC, the within named bargainor, and corporation, and that he as such appointed Ed Clay being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the Operating Partner, as such Operating Partner, and attesting the same of the corporation, by the said Ed Clay as such Operating Partner.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 5th, day of September, 2007

NOTARY PUBLIC

My commission expires: 3·7·2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 9·5·07.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

EXHIBIT "A"

ACTION BY UNANIMOUS WRITTEN CONSENT OF THE MEMBERS OF NASHVILLE ANY OFFER REAL ESTATE, LLC

The following actions are taken and the following business is transacted by the written consent of the Members of NASHVILLE ANY OFFER REAL ESTATE, LLC, a Tennessee limited liability company (the "Company"), effective as of the 1st day of August, 2007, pursuant to Section 48-223-101 of the Tennessee Limited Liability Company Act, as amended, which consent and actions are evidenced by the signatures appended hereto, and which consent and actions are intended to have the same force and effect as a unanimous vote at a meeting duly called and held.

WHEREAS, the Company has entered into that certain Contract (the "Contract") dated July 27, 2007, by and between the Company and **Kirby Smith**, with respect to the Company of the right to purchase certain real property and improvements (the "Property") located at 103 Fern Avenue, Nashville, Tennessee, 37216, pursuant to that certain Offer to Purchase Real Estate (the "Contract") dated July 27, 2007, by and between **Kirby Smith**, as Buyer, and Nashville Any Offer Real Estate, LLC., as Owner, and the Members now deem it advisable and in the best interest of the Company for the Company to Sell the Property in accordance with the terms of the Contract, as assigned to the Company pursuant to the Assignment; and

NOW THEREFORE, BE IT RESOLVED, that the Members of the Company, or any one of them, be and they hereby are authorized and directed, in the name of and on behalf of the Company, to execute and deliver any and all documentation deemed necessary or desirable to enter into the Sell the Property in accordance with the Contract, including, without limitation, a promissory note, a deed of trust, and a settlement statement, and the execution thereof by such Member or Members of the Company shall be conclusive evidence of the approval thereof by Member or Members; and be it

FURTHER RESOLVED, that the Members of the Company, or any one of them, be and they hereby are authorized and directed, in the name of and on behalf of the Company, to take such further actions and execute and deliver such other documents as such Member or Members may deem necessary or desirable to fully implement the foregoing resolutions; and

FURTHER RESOLVED, that the Members of the Company, or any one of them, be and they hereby are authorized and directed from time to time, in the name and on behalf of Company, to pay such fees, filing fees, taxes and disbursements required to effect the foregoing resolutions, including without limitation, any closing costs; and be it

FURTHER RESOLVED, that all acts and things heretofore done by any of such Members of the Company, on or prior to the date on which the foregoing resolutions are adopted, in connection with the transactions contemplated by such resolutions, be and they hereby are ratified, confirmed and approved in all respects as acts of the Company.

IN WITNESS WHEREOF, the undersigned Members of the Company have executed this Action by Unanimous Written Consent as of the 1st day of August, 2007.

NASHVILLE ANY OFFER, LLC

Ed Clay

State of Tennessee:

County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ed Clay, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on August 1, 2007

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 7, 2011