This instrument prepared by:
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDQC
Recvd: 07/14/08 15:02 3 pgs
Fees:17.00 Taxes:0.00
**20080714-0072219**

# QUITCLAIM DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **Theola Holdings, LLC, a Tennessee limited liability company**<br>**4537 Raccoon Trail**<br>**Hermitage, Tennessee 37076** | (Same) | **Map 33-16**<br>**Parcel 40.00** |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, Titilola O. Ogundiya, a married woman, by these presents does hereby quitclaim and convey unto Theola Holdings, LLC, a Tennessee limited liability company, and its successors and assigns, all of her right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 3 on the Plan of Primrose Meadows, Section 2, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Titilola O. Ogundiya, a married woman, by Warranty Deed from Robert G. Stacey and wife, Dena M. Stacey of record as Instrument Number 20080627-0066745 in the Register's Office of Davidson County, Nashville, Tennessee.

This is the same description as in previous deed of record.

Two (2) previous deeds of record in Instrument Number 20050721-0084878 and in Instrument Number 20051206-0146663, erroneously stated the subject lot as being in Section 1 of record in Plat Book 4675, Page 18. The correct section is Section 2 of record in Plat Book 4860, Page 105, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1145/1147 North Graycroft Avenue, Madison (Davidson County), Tennessee 37115.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but limited to the following matters: (i) Restrictions of record in Book 4737, Page 801; Book 5039, Page 484 and in Book 5039, Page 481, said Register's Office; (ii) Any and all matters and notes on plat of record in Book 4860, Page 105, Register's Office, Davidson County, Tennessee; (iii) Easement for the flow of the waters of Dry Creek and the rights of the public therein; (iv) The rights of upper and lower riparian owners to the flow of the water of Dry Creek, free from diminution or pollution; (v) Sanitary sewer easement of record in Book 5116, Page 352, said Register's Office; (vi) TVA right-of-way as shown on said plan and any limitations placed by TVA upon said easement.

Witness my hand this 14th day of July, 2008 the bargaining party, having caused my name to be signed hereto on said day and date.

Titilola O. Ogundiya

Titilola O. Ogundiya

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Titilola O. Ogundiya, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2008.

Notary Public
My commission expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $-0-.

Elizabeth Ryder Sykes
Affiant

Subscribed and sworn to before me, this the 14th day of July, 2008.

Notary Public
My Commission Expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

**Certificate of Authenticity**

I, **Abigale L. Pierce**, 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.

Abigale L. Pierce

Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **Abigale L. Pierce**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Kimberly P. Hurst

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
My Commission Expires MAY 2 2011

MY COMMISSION EXPIRES: 5-2-2011