Davidson County DEEDQC
Recvd: 09/03/08 12:38 4 pgs
Fees:22.00 Taxes:0.00
20080903-0090226

This Instrument Prepared by:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP – PARCEL NO.
Spadina Investments USA, LLC 16055 Space Center Boulevard Suite 235 Houston, Texas 77062	Same	133140A04000CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the undersigned, Bozidar and Angela Spadina, husband and wife, (collectively the "grantors") hereby release and quitclaim unto Spadina Investments USA, LLC, a Texas Limited Liability Company, any and all interest of the grantors in and to the following described property:

Land in Davidson County, Tennessee, being Unit B-21 of the Village at Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed if record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bozidar Spadina and wife, Angela Spadina by Warranty Deed from Grassmere Development Company, LLC, a Tennessee Limited Liability Company, formerly known as Heath Oakcrest LLC, a Tennessee Limited Liability Company, of record in Instrument 20080702-0068485, Register's Office for said County.

IN WITNESS WHEREOF, Grantors have executed this instrument this 22nd day of August, 2008.

By: _____
Bozidar Spadina

By: _____
Angela Spadina

Queensland, Australia

Personally appeared before me a Notary Public in and for said Queensland, Australia, Bozidar Spadina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of Spadina Investments USA, LLC the within named bargainor, a Limited Liability Company, and who acknowledged that as such Manager he executed the foregoing instrument, being authorized so to do, for the purposes herein contained by signing the name of the corporation by himself as Manager.

Witness my hand this 22nd day of August, 2008.

Peter Michael Williams
Notary Public
Brisbane
Queensland Australia
My commission does not expire.

_____
Notary Public

My commission expires: N/a

Queensland, Australia

Personally appeared before me a Notary Public in and for Queensland, Australia, Angela Spadina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Manager of Spadina Investments USA, LLC the within named bargainor, a Limited Liability Company, and who acknowledged that as such Manager she executed the foregoing instrument, being authorized so to do, for the purposes herein contained by signing the name of the corporation by herself as Manager.

Witness my hand this 22nd day of August, 2008.

Peter Michael Williams
Notary Public
Brisbane
Queensland Australia
My commission does not expire.

_____
Notary Public

My commission expires: N/a

Queensland, Australia

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

Affiant

Sworn to and subscribed before me this 23rd day of August, 2008.

Notary Public

My commission expires: N/A

Peter Michael Williams
Notary Public
Brisbane
Queensland Australia
My commission does not expire.

Certificate of Authenticity

I, W. Lee Corbett, 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.

W. Lee Corbett

Signature

State of Tennessee

County of DAVIDSON

Personally appeared before me, W. Lee Corbett, a notary public for this county and state, W. Lee Corbett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Krista Wakefield

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

KRISTA WAKEFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011