BILL GARRETT, Davidson County
Trans:T20090054000 DEEDQC
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Fees:12.00 Taxes:0.00



20090807-0074545

This instrument prepared by:
Cash Furnace, LLC
4427 Lealand Lane
Nashville, Tennessee 37204

C-3317697

QUITCLAIM DEED

TITLE OF DOCUMENT

R-3319863

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Shaun Shankel, et al	Shaun Shankel, et al	Map/Parcel:
4901 Roselawn Circle	4901 Roselawn Circle	132-09-0020.00
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

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FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Cash Furnace, LLC** by these presents do hereby quitclaim and convey unto the said **Shaun Shankel, a married man, and Maxwell A. Ramsey, a married man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE UNRECORDED PLAN OF MRS. O. A. ALLEN'S SUBDIVISION OF THE HIRSIG TRACT, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, AS FOLLOWS:
BEGINNING IN THE CENTER OF LEE AVENUE AT A POINT NORTH 2 DEGREES 30 MINUTES, 400.0 FEET FROM THE CENTER OF BATTERY ROAD, SAID POINT BEING THE CORNER OF LOT NOS. 1 AND 2 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 215.0 FEET; THENCE NORTHWARDLY 100.0 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 214.34 FEET TO THE CENTER OF LEA AVENUE; THENCE WITH SAID AVENUE, SOUTH 2 DEGREES 30 MINUTES WEST, 100.0 FEET TO THE BEGINNING.

The express purpose of this conveyance is to Transfer Title.

Being the same property conveyed to Cash Furnace, LLC by Deed from Myron Hsu of record as Document No. 20070523-0061300, said Register's Office.

This is unimproved ( ) property known as 4427 Lealand Lane, Nashville, Tennessee 37204
Improved ( )

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

7585071Q-01

Recording Requested by &
When Recorded Return To
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

fee 1st

Witness our hand this 11 day of JULY, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cash Furnace, LLC

By: _____
Corporate Officer
Printed Name & Title: Reid Shippen, Co-Managing Member

By: _____
Corporate Officer
Printed Name & Title: Shaun Shankel, Co-Managing Member

ACKNOWLEDGMENT

U00802560

1632 7/22/2009 75850712/1

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) ss

Before me, SUSAN M. JONES, a Notary Public of the State and County aforesaid, personally appeared **Reid Shippen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Managing Member and **Shaun Shankel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Managing Member of **Cash Furnace, LLC**, the within named bargainor, a Limited Liability Company organized and operating under the laws of the State of Tennessee, and that he/she as such Co-managing members executed the foregoing instrument for the purposes contained therein, by signing the name of the Limited Liability Company by himself/herself as Co-Managing Members

NOTARY STAMP/SEAL
SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand and official seal, at office in NASHVILLE TN. this 11 day of JULY, 2009.

Susan M. Jones
SUSAN M. JONES NOTARY PUBLIC
MY Commission Expires: MARCH 31, 2013

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 1.00.
Subscribed and sworn to before me this the 11 day of JULY, 2009.

(Affix Seal)

Reid Shippen Affiant Shaun Shankel

Susan M. Jones
Notary Public SUSAN M. JONES
My Commission Expires: MARCH 31, 2013

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY