File Book 9B
First Title + Escrow
Gem

Source of Grantors' interest in real property herein described: Warranty Deed recorded March 26, 2007, in instrument # 20070326-0036121, in the Office of the Register of Deeds for Davidson County, Tennessee.

County Property Assessor's property identification number: Map 128-12-0-A-101.00 CO.

BILL GARRETT, Davidson County
Trans:T20110020400 DEEDQC
Recvd: 04/07/11 10:02 4 pgs
Fees:23.00 Taxes:277.50
20110407-0026843

This instrument prepared by:
Allen W. Blevins, Esq.
Crownover Blevins, P.C.
1701 18TH Ave. South
Nashville, TN 37212

QUITCLAIM DEED

This INDENTURE is made this 24 day of March, 2011, by and between SBI Recordings, LLC, a Tennessee limited liability company, hereinafter referred to as "Grantor", and Mandy Barnett, a Tennessee resident, hereinafter referred to as "Grantee".

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby convey, remise, release and forever quitclaim unto the Grantee and her heirs and assigns, all of its right, title and interest in and to that certain real property and premises described in Exhibit A attached hereto and incorporated herein by reference.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

SBI Recordings, LLC

By: _____
John Shanahan, Member

ACKNOWLEDGEMENT

STATE OF _____)
: ss
COUNTY OF _____)

On this _____day of _____, 2011, before me personally appeared **John Shanahan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of SBI Recordings, LLC, the within named bargainer, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal, at office in _____ this _____ day of _____, 2011.

SEE Attached
Notary Public

My Commission Expires: _____

I hereby swear of affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $ 75,000.00.

Affiant

Subscribed and sworn to before me this 6th day of April, 2011.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Notary Public

My Commission Expires: _____

Name and address of Property Owner:

Name: Mandy Barnett
Address: C/O John Sayles, CFP
105 Westwood Place, Ste. 400
Brentwood, TN 37027

Name and address of person or entity
Responsible for payment of real property taxes:

Name: Mandy Barnett
Address: C/O John Sayles, CFP
105 Westwood Place, Ste. 400
Brentwood, TN 37027

EXHIBIT A

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 101, Building No. 19 on the Plan of Section 12, Phase 1B, on the Plan of Eagle Ridge at the Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.*, as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 26, to the Master Deed, of record in Instrument No. 20030108-0003699 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to SBI Recordings, LLC by deed from Juan C. Estrada and wife, Cristina M. Estrada, and Timothy J. Zeien and wife, Maria V. Zeien of record as Instrument No. 20070326-0036121, Register's Office of Davidson County, Tennessee, dated March 26, 2007.

This is improved property known as: 320 Old Hickory Blvd., Unit #1911, Nashville, TN 37221

There was no survey prepared at the time of this conveyance and the legal description above is the same as and was taken from the prior deed of record.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of ORANGE

On March 24, 2011 (Date) before me, Anne Mansour, Notary Public (Here Insert Name and Title of the Officer),

personally appeared JOHN SHANAHAN. (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Anne Mansour (Signature of Notary Public)

ANNE MANSOUR
Commission # 1750595
Notary Public - California
Orange County
My Comm. Expires Jul 11, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed.

Document Date: March 24, 2011. Number of Pages: 2.

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: John Shanahan.	Signer's Name: _____
☑ Corporate Officer — Title(s): Trustee	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: SBI Holdings, LLC	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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