THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711Trousdale Drive, Suite 120
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 22 DAY OF December 2011.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-21-2015

Address of New Owner:
Nashville RE Ventures I, LLC
3258 Anderson Road
Antioch, TN 37013

Send Tax Bill To:
John Mazzei
P.O. Box 7215
Spreckles, CA 93962

Map/Parcel Numbers:
150 03 0 104.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Mazzei, a married person, and Alex Lee Hoag, a single person** "GRANTORS", by these presents, does hereby quitclaim and convey unto **Nashville RE Ventures I, LLC**, herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in, State of **Tennessee**, described as follows, to-wit:

Being the southerly one half of Lot No. 2 on the Plan of Justin Towne, Section 1, as record in Book 5200, Page 473, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly right of way of Anderson Road, said point being the Southeast corner of Lot Number 2, thence North 555 degrees 25 minutes 49 seconds West 146.83 feet to a point: thence North 44 degrees 53 minutes 20 seconds East 33.33 feet to a point; thence South 58 degrees 14 minutes 20 seconds West 139.95 feet to a point; thence with the Westerly right of way of Anderson Road in Southerly direction 39.66 feet to the point of beginning and containing an area of 5,189 square feet more or less.

Being the same property conveyed to Federal National Mortgage Association in Trustee's Deed filed as Instrument number 20110509-0035264.

Being the same property conveyed to John Mazzei and Alex Lee Hoag, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as recorded this 15th day of November, 2011, in Instrument No. 20111115-0089142, Register's Office for Davidson County, Tennessee.

Vanessa Mazzei joins in the conveyance of subject property to convey all marital interest.

This is improved property known as 3258 Anderson Road- Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20110081661 DEEDQC
Recvd: 12/27/11 12:34 4 pgs
Fees:22.00 Taxes:0.00

20111227-0100837

WITNESS our hands this 12 day of December, 2011.

John Mazzei

John Mazzei

Alex Lee Hoag

Vanessa Mazzei

Vanessa Mazzei

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **John Mazzei, Vanessa Mazzei, and Alex Lee Hoag,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

SEE ATTACHED
NOTARY CERTIFICATE

Witness my hand this _____ day of _____, 2011.

Notary Public

My commission expires:

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Monterey

On Dec. 12, 2011 before me, April Wilson, A Notary Public

personally appeared John Mazzei, Vanessa Mazzei

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.

APRIL WILSON
COMM. #1934629
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Comm. Exp. May 28, 2015

NOTARY SEAL

Signature _____
Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Quitclaim Deed

Document Date: 12-12-2011 Number of Pages: 2 pgs + 4/c

Capacity(ies) Claimed by Signer
Signer's Name: _____
□ Individual
□ Corporate Officer _____
□ Partner
□ Attorney-in-Fact
□ Trustee
□ Other: _____
Signer is representing _____

Capacity(ies) Claimed by Signer
Signer's Name: _____
□ Individual
□ Corporate Officer _____
□ Partner
□ Attorney-in-Fact
□ Trustee
□ Other: _____
Signer is representing _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On Dec 16, 2011 (Date) before me, Eleane Pang, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Alex Lee Hoag (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.

ELEANE PANG
Commission # 1875147
Notary Public - California
Los Angeles County
My Comm. Expires Jan 25, 2014

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: Eleane Pang (Signature of Notary Public)

Place Notary Seal and/or Stamp 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: 12/12/11 Number of Pages: 2

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Alex Lee Hoag	Signer's Name:
☐ Corporate Officer — Title(s):	☐ 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:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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