QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 2011.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Richard and Margaret Prass Family L.P.	**"New Owner"**	
(NAME)	(NAME)	
321 Dogwood Trail		**07104006000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Home Improvement Solutions, LLC** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Richard and Margaret Prass Family L.P.**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit: Being Lot No. 319 on the Plan of Joywood Heights, Section 2, of record in Plat Book 1130, Page 92 and 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Home Improvement Solutions, LLC by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington D.C. recorded on July 26, 2007 in Instrument No. 20070726-0088888, Register's Office for Davidson County, Tennessee.

*****This Instrument was prepared without the benefit of a title examination. The preparer makes no claims as to the accuracy of title. The preparer did not review the LLC documents to determine who the authorized signers are.**

This is
( ) unimproved
(X) improved
property known as

2518 Jones Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110082697 DEEDQC
Recvd: 12/30/11 09:55 2 pgs
Fees:12.00 Taxes:0.00
20111230-0102111

Witness my/our hand (s) this the 19 day of December, 2011.

Home Improvement Solutions, LLC
By: Markus Schwickardt
Its: Managing Member

Home Improvement Solutions, LLC
By: Carrie Schwickardt
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of December, 2011, before me personally appeared **Markus Schwickardt**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Managing Member** for **Home Improvement Solutions, LLC**, the within named bargainor, a Limited Liability Company, and that he as such **Managing Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2011.

Notary Public

My Commission Expires:
8-17-2015



STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of December, 2011, before me personally appeared **Carrie Schwickardt**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a **Member** of **Home Improvement Solutions, LLC**, the within named bargainor, a Limited Liability Company, and that she as such **Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2011.

Notary Public

My Commission Expires:
8-17-2015



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212