Instrument Prepared By and Return To:
Anthony W. Palma, Esq.
Broad and Cassel
390 North Orange Avenue
Suite 1400
Orlando, Florida 32801

Parcel ID No: 117-11-0-099.00

SEND TAX BILLS TO:

Arkham Land Trust
c/o Ila Dubin
Personal Management Consultants, Inc.
1204 Suncast Lane, Suite 2
El Dorado Hills, CA 95762

BILL GARRETT, Davidson County
Trans:T20120005199 DEEDQC
Recvd: 01/23/12 12:44 4 pgs
Fees:22.00 Taxes:0.00
20120123-0006186

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 21st day of December, 2011, by and between PEDRO MANUEL ALVAREZ and KELI E. ALVAREZ, husband and wife, whose mailing address is 1204 Suncast Lane, Suite 2, El Dorado Hills, California 95762, hereinafter called the Grantors, and ANTHONY W. PALMA, as Trustee of the ARKHAM LAND TRUST dated November 15, 2011, an unrecorded trust, with full power and authority to protect and conserve and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, whose address is 390 North Orange Avenue, Suite 1400, Orlando, Florida 32801, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, successors and/or assigns)

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which the Grantors have in and to the following described land, situate, lying and being in Davidson County, Tennessee (the "Property"), to wit :

> Being Lot No. 2 on the plan of Lily Court Subdivision, of record in Instrument Number 20040113-0005331, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> **Being the same property conveyed to Pedro Manuel Alvarez and Keli E. Alvarez, husband and wife, by deed from J. Seth Jennings and**

William H. Smallman, on November 28, 2011, of record in Instrument Number 20111202-0094116, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. Subject to all matters as shown on the Plan of record in Instrument Number 20040113-0005331, Register's Office for Davidson County, Tennessee

2. Covenants, conditions, and restrictions as set forth in instrument recorded in Book 674, page 305, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Instrument Number 20031112-0165674, Register's Office for Davidson County, Tennessee.

4. Drainage Easement, P.U.D. Easement and Sign Easement as shown on Plat.

5. All matters on prior plat of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3435 Hopkins Street, Nashville, TN 37215

(SIGNTAURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the said Grantors have hereunto set the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTORS:

Lauren Medina
Witness #1
Print Name: Lauren Medina

By: _____
Pedro Manuel Alvarez

Witness #2
Print Name: Loreal Miles

Lauren Medina
Witness #1
Print Name: Lauren Medina

By: _____
Keli E. Alvarez

Witness #2
Print Name: Loreal Miles

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 21 day of December, 2011, by Pedro Manuel Alvarez and Keli E. Alvarez, husband and wife, who are personally known to me OR who has produced Driver License as identification.

[Notary Seal]

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public
Print Name: Douglas R Sipes
My commission expires: 11-4-2013

OATH OF CONSIDERATION

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Pedro Manuel Alvarez, Affiant

Keli E. Alvarez, Affiant

The foregoing instrument was acknowledged before me this 21 day of December, 2011, by Pedro Manuel Alvarez and Keli E. Alvarez, Affiants, who are personally known to me OR who has produced Driver license as identification.

[Notarial Seal]

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public
Print Name: Douglas R Sipes
My commission expires: 11-4-2013