Prepared by & Return to:
Victory Title & Escrow, LLC
695 President Place, Ste 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF September, 2012

NOTARY PUBLIC
MY COMMISSION EXPIRES: [illegible] 2014

VALERIE L. SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Michael L. Saunders	SAME	105-3-244.00

1212 3RD AVE. S.
Unit A.
NASH. TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Saunders Rental Properties, LLC** Hereinafter referred to as Grantor(s) does hereby Quit Claim unto **Michael L. Saunders** hereinafter referred as Grantee(s), their Heirs and Assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as Follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Numbered "Twenty-Three" (23) in John Nelson's plan recorded in Deed Book 2, Page 182, Register's Office for Davidson County, Tennessee, said part of said Lot No. 23 fronts thirty-four feet, more or less, on the east side of Third Avenue South, Nashville, Tennessee, and runs back between parallel lines, 125 feet, more or less, to a twelve foot alley, said property begins 302 feet South of the intersection of Third Avenue, South with Franklin or Chestnut Street.

Being the same property conveyed to Saunders Rental Properties, LLC by Warranty Deed from Mike W. Ray and wife Tonya Ray, recorded July 6, 2006 of record in Instrument Number 20060706-0081254, Register's Office for Davidson County, Tennessee and re-recorded on November 7, 2005 in Instrument Number 20061107-0138525, said Register's Office.

This property is subject to any and all existing easements and restrictions as shown of record including those listed in Book2, page 182, Register's Office for Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved property known as 1212 Third Avenue South, Nashville, TN 37210.

Witness my hand(s) this the 27 day of **September, 2012.**

SAUNDERS RENTAL PROPERTIES, LLC

Michael L. Adler

BY: MICHAEL L. SAUNDERS, CHIEF MANAGER

BILL GARRETT, Davidson County
Trans:T20120073467 DEEDQC
Recvd: 09/28/12 11:21 2 pgs
Fees:12.00 Taxes:0.00

20120928-0088594

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael L. Saunders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged themselves to be the Chief Manager of Saunders Rental Properties, LLC, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael L. Saunders as such Chief Manager.

Witness my hand and official seal at office this 27 day of September, 2012.

My Commission Expires:
June 24, 2014

Notary Public

