This instrument prepared by:
LAW OFFICE OF DAVID L. WAYNICK
200 Nashboro Boulevard
P.O. Box 17116
Nashville, TN 37214
(615) 885-5707

Davidson County DEEDQC
Recvd: 01/08/13 13:31 3 pgs
Fees:17.00 Taxes:0.00
20130108-0002479

ADDRESS OF NEW OWNER:
Ellis Investments
3312 Nolensville Road
Nashville, TN 37211

SEND TAX BILL TO:
Ellis Investments
3312 Nolensville Road
Nashville, TN 37211

MAP 106
PARCEL 117

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of ten and 00/100 dollars ($10.00), Johnny B. Ellis, as Executor for the Estate of John Ellis (Davidson County Probate No. 11P1348), Johnny B. Ellis, as Executor for the Estate of Tina E. O'Rear (Sumner County Probate No. 2012PR-436), Johnny B. Ellis, as Trustee for the Ronnie E. Ellis Trust, Johnny B. Ellis, personally, and Michael T. Ellis, by these presents do hereby quitclaim, grant and convey unto Ellis Investments, a Tennessee General Partnership, with Johnny B. Ellis serving as Managing Partner, with full power to mortgage, sell, or convey without joinder of any other partner, their permitted successors and assigns, ALL of their right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of The Plus Park, Section Five, as of record in Book 4470, page 72, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Johnny B. Ellis, Tina E. O'Rear, Michael T. Ellis by deed from John Ellis, of record as Instrument No. 20110722-0056323 in the Register's Office for Davidson County, and the wills of Johnny W. Ellis (Davidson Co. Probate No. 11P1348) and Tina E. O'Rear (Sumner Co. Probate No. 2012PR-436).
>
> This is improved property commonly known as 833 Murfreesboro Pike, Nashville, Tennessee 37217.
>
> John Ellis , Johnny W. Ellis, and Johnny Willard Ellis are one and the same person.
> Tina E. O'Rear and Tina L. O'Rear are one and the same person.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE

PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
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 8th day of January, 2013.

Notary Public

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8 day of January, 2013.

Johnny B. Ellis, as Executor for the Estate of John Ellis (Davidson County Probate No. 11P1348)

Johnny B. Ellis, as Executor for the Estate of Tina E. O'Rear (Sumner County Probate No. 2012PR-436)

Johnny B. Ellis, as Trustee for the Ronnie E. Ellis Trust

Johnny B. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny B. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 8th day of January, 2013.

Notary Public

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016

Michael T. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 8th day of January, 2013.

Notary Public

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny B. Ellis, Executor for the Estate of John Ellis, Johnny B. Ellis, Executor for the Estate of Tina E. O'Rear, and Johnny B. Ellis, Trustee for the Ronnie E. Ellis Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and worn to before me this 8th day of January, 2013.

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2013, personally appeared before me, Toni M. Waynick, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni M. Waynick

My Commission Expires:

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016