THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
WILLIAM N. BENJAMIN JR., ATTORNEY AT LAW
211 Third Ave. North
Nashville, Tennessee 37201

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Number:
Tyler and Heather Amburgy 142 Bryan James Lane Portland, TN 37148	Tyler and Heather Amburgy 142 Bryan James Lane Portland, TN 37148	08110031400

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Tyler Amburgy and his wife, Heather Amburgy**, hereinafter called the Grantors, has bargained and sold, and does hereby Quitclaim and convey unto **Amburgy Properties, LLC**, hereinafter called the Grantee, all it's heirs and assigns, all of their right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of the re-subdivision of Lot No. 20 on the Plan of Georgia Industrial Realty Company's Subdivision in North Nashville of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and more particularly described as follows:

Beginning 50 feet from a point in the north line of Lot No. 20 and being 40 feet from the southwest corner of the Thomas J. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a southerly direction 50 feet, and with the east margin of 25th Avenue to a point; thence in an easterly direction 143 feet; thence in a northerly direction 50 feet to a point and being 50 feet from the north line of said Lot No. 20; thence in a westerly direction 143 feet to the point of beginning. Said lot fronts 50 feet on the east side of 25th Avenue North.

Being the same property conveyed to Justin McCrory by deed from Affinity Investments, Inc. of record as Instrument No. 20120222-0015269, said Register's Office.

Being the same property conveyed to Tyler and Heather Amburgy by deed from Justin McCrory of record as Instrument No. 20121219-0116893, said Register's Office, deed dated December 5, 2012.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

Improved Property known as **1628 25th Avenue North, Nashville, Tennessee 37208.**

Witness my hand this 22nd day of February, 2013:

Tyler Amburgy

Heather Amburgy

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, the bargainors **Tyler Amburgy and his wife, Heather Amburgy**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of February, 2013:

Notary Public

My Commission Expires: 1-28-14

AMBER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Comm. Exp.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 22nd day of February 2013:

Notary Public

My Commission Expires: 1-28-14

AMBER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Comm. Exp.

BILL GARRETT, Davidson County
Trans: T20130016724 DEEDQC
Recvd: 02/28/13 13:59 1 pgs
Fees: 12.00 Taxes: 0.00

20130228-0020149