THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711Trousdale Drive, Suite 120
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 7th DAY OF March 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

Address of New Owner:
MP Investments, LLC.
1114 Waggoner Court West
Nashville, TN 37214

Send Tax Bill To:
New Owner
120 Third Street
Spreckels, CA 93962

Map/Parcel Numbers:
108030132.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Mazzei and Ryan Pollacci,** "GRANTORS", by these presents, does hereby quitclaim and convey unto **MP Investments, LLC,** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of **Tennessee**, described as follows, to-wit:

The Following described land, situate, lying and being in County of Davidson, State of Tennessee, to wit:

Being Lot No. 136-A, Zone Lot Division, Section 6, Patio Villa, of record in Plat Book 6250, Page 570-571, amending Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Mazzei and Ryan Pollacci, tenants in common, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as recorded the 25th day of April 2011 and recorded in Instrument No. 20110425-0031349, Register's Office for Davidson County, Tennessee.

Subject property was never the sole principal residence of either Grantors, nor their spouses, heirs, or assigns.

This is improved property known as 1114 Waggoner Court West- Nashville, TN 37214.

WITNESS our hands this 7th day of January, 2013.

SEE ATTACHED NOTARY CERTIFICATE

John Mazzei

Ryan Pollacci

RAMON N. VALLEJO
COMM. 1937251
NOTARY PUBLIC
CALIFORNIA
MONTEREY COUNTY
COMMISSION EXPIRES MAY 2014

BILL GARRETT, Davidson County
Trans:T20130021766 DEEDQC
Recvd: 03/18/13 10:49 3 pgs
Fees:17.00 Taxes:0.00

20130318-0026431

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Monterey

On January 7, 2013 before me, Ramon N. Vallejo, Notary Public

personally appeared John Mazzei

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~); and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMON N. VALLEJO
COMM. #1887281
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Comm. Exp. May 24, 2014

NOTARY SEAL

Signature _____
Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Quitclaim Deed

Document Date: January 7, 2013 Number of Pages: TWO

Capacity(ies) Claimed by Signer
Signer's Name: _____
□ Individual
□ Corporate Officer _____
□ Partner
□ Attorney-in-Fact
□ Trustee
□ Other: _____

Signer is representing _____

Capacity(ies) Claimed by Signer
Signer's Name: _____
□ Individual
□ Corporate Officer _____
□ Partner
□ Attorney-in-Fact
□ Trustee
□ Other: _____

Signer is representing _____

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **John Mazzei,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

RV

Witness my hand this _____ day of _____, 2012.

_____

Notary Public

My commission expires:

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Ryan Pollacci,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 7th day of March, 2012.32

_____

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON