THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

Davidson County DEEDQC
Recvd: 03/20/13 08:52 3 pgs
Fees:17.00 Taxes:0.00
20130320-0027426

MAP.GROUP.PARCEL: 150-05-0-C/002.00

NEW OWNERS:
BULLDOG INVESTMENT PROPERTIES LLC
3329 Country Ridge Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, STEVE BRUZA AND WIFE, TAMMY BRUZA, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto BULLDOG INVESTMENT PROPERTIES LLC, their heirs and assigns forever, the property described as follows:

REAL ESTATE LOCATED IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT 2 OF MASTER DEED FOR 2971 ANDERSON ROAD CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20030113-0005154 AS SET OUT IN EXHIBIT C AMENDING LOT 94 ON THE PLAN OF SECTION ONE, FOREST VIEW PARK PLAN OF RECORD IN PLAT BOOK 3700, PAGE 109 AND 110, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STEVE BRUZA AND WIFE, TAMMY BRUZA BY WARRANTY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE BENEFIT OF PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-2, RECORDED ON DECEMBER 16, 2009 IN INSTRUMENT

NO. 20091216, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2971 ANDERSON ROAD, UNIT 2, NASHVILLE, TN 37217.

STEVE BRUZA

TAMMY BRUZA

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, STEVE BRUZA AND TAMMY BRUZA, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of March, 2013.

Notary Public
My Commission Expires: 6/22/15

STATE OF TENNESSEE.
COUNTY OF Davidson

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 8th day of March, 2013.

Notary Public
My Commission Expires: 6/22/15

Certificate of Authenticity

I, Emily Hopkins, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Mary F. Atcheson, a notary public for this county and state, Emily Hopkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary F Atcheson

Notary's Signature

My Commission Expires: 11/09/14.

Notary's Seal (If on paper)

MARY F. ATCHESON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
11/09/2014