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

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

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 7 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.
4705 Terragon Trail
Antioch, TN 37013

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

Map/Parcel Numbers:
148-12-0-242.00

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, **Joh Mazzei and Ryan Pollacci, tenants in common**"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:

Land in Davidson County, Tennessee, being Lot 184, Terragon Trails, Second Revision, Section Five, as shown on plat of record in Plat Book 5200, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on February 14, 2011, as Instrument No. 20110214-0012379, Register's Office for Davidson County, Tennessee.

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 3rd day of October 2011 and recorded in Instrument No. 20111003-0076424, Register's Office for Davidson County, Tennessee.

Subject property was never the sole principal residence of neither Grantors, nor their spouse, heirs, or assigns.

This is improved property known as 4705 Terragon Trail- Antioch, TN 37013.

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

SEE ATTACHED NOTARY CERTIFICATE

John Mazzei

Ryan Pollacci

RANDOM M. VALLEJO
COMM. #1887731
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
MY COMMISSION EXPIRES JAN 21, 2014

BILL GARRETT, Davidson County
Trans:T20130032768 DEEDQC
Recvd: 04/22/13 11:26 3 pgs
Fees:17.00 Taxes:0.00

20130422-0039723

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 _____

RAMON N. VALLEJO COMM. # 1887281 NOTARY PUBLIC CALIFORNIA MONTEREY COUNTY MY COMMISSION EXPIRES MAY 24, 2014

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 _____, 2013.

_____

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 7 day of March, 2013.

RPAR

Notary Public

My commission expires:

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