QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 THE 6th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130047586 DEEDQC
Recvd: 06/07/13 09:08 2 pgs
Fees: 12.00 Taxes: 0.00

20130607-0057906

B-MG-13-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MSG Enterprises, LLC	**New Owner**	**104-12-0E-006.00**
(NAME)	(NAME)	
3777 Peachtree Rd. NE, Apt. 1731		**104-11-0M-002.00**
		104-07-0A-014.00
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30319		**104-06-0N-403.00**
		104-07-0A-010.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MITCHELL S. GREENBERG, UNMARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MSG ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT I: (2113 ACKLEN AVE. #6)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6 ON THE PLAN OF PARKER HOUSE CONDOMINIUM AS SET OUT IN EXHIBIT "D" TO MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20061211-0152323, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL S. GREENBERG, AN UNMARRIED MAN BY DEED FROM JOSEPH P. ATNIP AND KATHY C. ATNIP OF RECORD AT INSTRUMENT NO. 20120606-0049286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2012 AND RECORDED ON JUNE 6, 2012.

TRACT II: (2115 ACKLEN AVE. #2)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 1, UNIT NO. 2, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE CHARDONNAY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6789, PAGE 462, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL S. GREENBERG, UNMARRIED BY DEED FROM JEREMY C. JONES AND WIFE, PEARL K. JONES OF RECORD AT INSTRUMENT NO. 20121203-0110702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 2012 AND RECORDED ON DECEMBER 3, 2012.

TRACT III: (2643 BLAKEMORE AVE.)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 14 OF THE BLAKEMORE SQUARE CONDOMINIUMS AS ESTABLISHED BY MASTER DEED AS OF RECORD IN BOOK 6864, PAGE 237, AS AMENDED IN BOOK 6962, PAGE 125, AND THE EXHIBITS THERETO, AND AS SHOWN ON THE PLANS AS A PART THEREOF IN BOOK 6864, PAGES 263 AND 265, ALL OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND ALL TO WHICH

REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT AND THE CONVEYANCE HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL S. GREENBERG BY DEED FROM CHRISTINE ZHENG FLOOD, TRUSTEE OR HER SUCCESSOR IN TRUST, UNDER THE CHRISTINE ZHENG FLOOD, TRUST, DATED MAY 9, 2007 OF RECORD AT INSTRUMENT NO. 20111212-0096431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 9, 2011 AND RECORDED ON DECEMBER 12, 2011.

TRACT IV: (403 ROSE HALL)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 403 ON THE PLAN OF ROSE HALL CONDOMINIUM SITE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 379, ALL OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, WHICH AMENDS LOTS 37, 38, 40 AND 41 OF BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE OF RECORD IN BOOK 332, PAGE 15, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL S. GREENBERG, UNMARRIED BY DEED FROM RADFORD P. LANEY OF RECORD AT INSTRUMENT NO. 20121220-0117419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 13, 2012 AND RECORDED ON DECEMBER 20, 2012.

TRACT V: (2635 BLAKEMORE AVE.)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 10 ON THE PLAN OF BLAKEMORE SQUARE CONDOMINIUMS OF RECORD IN BOOK 6864, PAGE 237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT TO MASTER DEED OF RECORD IN BOOK 6962, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PLAN BEING APPENDED AS EXHIBIT "A" TO THE MASTER DEED FOR BLAKEMORE SQUARE CONDOMINIUMS, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED BY MASTER DEED FOR BLAKEMORE SQUARE CONDOMINIUMS, OF RECORD IN BOOK 6864, PAGE 237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT TO MASTER DEED OF RECORD IN BOOK 6962, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL S. GREENBERG BY DEED FROM JAMES ANDREW HARDAWAY, III AND WIFE, ABIGAIL FRANCES HARDAWARY OF RECORD AT INSTRUMENT NO. 20130502-0044165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2013 AND RECORDED ON MAY 2, 2013.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Witness my/our hand (s) this the 5 day of June, 2013

Mitchell S. Greenberg

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell Greenberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 day of June 2013.

Notary Public

JESSICA WILLIS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Dec. 19, 2015

My Commission Expires: 12/19/15

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212