Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20130619-0063009

THIS INSTRUMENT PREPARED BY:

Kathleen Tomcho, Esq.
The Tomcho Law Firm, P.C.
3046 Brightwood Lane
Marietta, GA 30067
(678) 570-7606

ADDRESS OF GRANTEE:	**SEND TAX BILLS TO:**	**PARCEL NO.:**
Live Oak Properties, LLC 2948 Sidco Drive Nashville, TN 37204	GRANTEE	118-16-0-028.00

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the undersigned, **OAK HILL INVESTMENTS, LLC**, a Tennessee limited liability company, hereinafter called the "Grantor", hereby quitclaims and conveys onto **LIVE OAK PROPERTIES, LLC**, a Tennessee limited liability company, its successors and assigns, hereinafter called the "Grantee", any and all of its interest in that certain real property located in Davidson County, State of Tennessee, as described in **Exhibit A** attached hereto and incorporated herein by this reference.

[Signature and acknowledgement follow.]

AFFIDAVIT OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.

LIVE OAK PROPERTIES, LLC, a Tennessee limited liability company

By: _____
G. Marshall Hart, Jr., its Managing Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that G. Marshall Hart, Jr., whose name is signed to the foregoing instrument as the Managing Member of LIVE OAK PROPERTIES, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on behalf of LIVE OAK PROPERTIES, LLC on the day the same bears date.

Given under my hand and official seal this the 10th day of June, 2013.

_____
Notary Public

[SEAL]

My Commission Expires: _____

STEVEN G. WATERS
NOTARY PUBLIC
OF
TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date indicated in the acknowledgement for each Grantor, below, but this instrument is to be effective as of June 12, 2013.

OAK HILL INVESTMENTS, LLC

By: _____
Jeffrey Hunter, its Manager

Address of Grantor:

Oak Hill Investments, LLC
2948 Sidco Drive
Nashville, TN 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Jeffrey Hunter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Oak Hill Investments, LLC, and who further acknowledged that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in such capacity for said entity.

Given under my hand and official seal this the 12th day of June, 2013.

[SEAL]

_____
Notary Public

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 41 and the southerly one-half of Lot No. 40 on the plan of Sidco Subdivision, Section H, of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 41 and the southerly one-half of Lot No. 40 adjoin and front together 150 feet on the easterly side of Sidco Drive and run back between parallel lines 230 feet to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Oak Hill Investments, LLC by Warranty Deed dated June 15, 2007 from LouEllen, LLC, as to a one-half undivided interest, and Veterinary Specialty Properties, LLC, as to a one-half undivided interest, of record in Book 20070710-0082253 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2948 Sidco Drive, Nashville, TN 37204.

This property is encumbered with the following:

1. Deed of Trust executed by Borrower in favor of Lender of record as Instrument No. 20090309-0021087, Register's Office for Davidson County, Tennessee; and

2. Assignment of Rents executed by Borrower in favor of Lender of record as Instrument No. 20090309-00021088, Register's Office for Davidson County, Tennessee

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY