#7144

BILL GARRETT, Davidson County
Trans:T20130052613 DEEDQC
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Fees:18.00 Taxes:17.02
20130621-0063737

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This Space Reserved for Recording

Prepared by/ Return to:	Send Tax Bills To:	Grantor:	Grantee:
Trudy Scribellito National Asset Advisors, LLC 4350 St. Andrews Rd., Ste. G Columbia, SC 29210 803.750.1196	New Owner Tyree Lee Moreland 5453 Oak Chase Dr. Antioch, TN 37013 (615) 582-3500	Harbour Portfolio VII, LP 8214 Westchester, Suite 635 Dallas TX 75255 803.750-1196	Tyree Lee Moreland 5453 Oak Chase Dr. Antioch, TN 37013 (615) 582-3500

QUITCLAIM DEED

This QUITCLAIM DEED executed by first party, Grantor, HARBOUR PORTFOLIO VII, LP, to second part, Grantee Tyree Lee Moreland, individual.

WITNESSETH: That the said first party, for the sum of FOUR THOUSAND SIX HUNDRED DOLLARS ($4,600.00) paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of Nashville, County of Davidson, State of Tennessee to wit:

See attachment "EXHIBIT A"

Notwithstanding anything herein to the contrary, there is, excepted from this conveyance and reserved unto Grantor and its successors and assigns all of the oil, gas and other mineral interests of whatsoever kind or nature in, on, under and that may be produced from the Property not previously conveyed or reserved of record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed hereby for exploration, development and/or production of such minerals.

Tax Map/Parcel ID No.: 072-05-0-074.00

Property Commonly Known As: 902 Elvira Ave, Nashville, TN 37216

Prior Deed recorded 8/2/12; Instr#20120802-0068175

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this, 18th day of June 2013.

Harbour Portfolio VII, LP

Signature _____
Printed Thomas M. Reaves, Attorney in Fact

Witness _____
Printed Erika Knigge

Witness _____
Printed Laurie Devansky

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

Before me, a Notary Public in and for said County and State, personally appeared Thomas M. Reaves, Attorney in Fact for Harbour Portfolio VII, LP, acknowledged the execution of the foregoing Quit Claim Deed and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of June 2013.

Signature _____
Printed Gerrtrude J Scribellito, a Notary Public for the State of South Carolina
My commission expires: 5/18/2022

GERTRUDE J SCRIBELLITO My Commission Expires NOTARY PUBLIC 05-18-2022 SOUTH CAROLINA

I or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is ~~$4,600~~.00

Affiant _____

Subscribed and sworn to before me this the 18th day of June, 2013.

_____ Notary

GERTRUDE J SCRIBELLITO My Commission Expires NOTARY PUBLIC 05-18-2022 SOUTH CAROLINA

File No.: 7144

EXHIBIT A

All that certain parcel of land situate in the County of Davidson and State of Tennessee, described as follows: All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as the West 50 feet of the North 160 feet of Lot No. 2 on the Map showing the subdivision of Lot No. 10 and Lots Nos. 21 and 24, inclusive of John T. Anderson's Home Place, as of record in Book 547, page 6, Register's Office for said County. Said part of lot fronts 50 feet on the South side of Elvira Avenue and runs back between parallel lines along the East margin of Keeling Avenue, 160 feet to a dead line.

Being the same property conveyed to Harbour Portfolio VII, LP, by deed of record in Instrument No. 20120802-0068175, Register's Office for Dallas County, Tennessee.