This Instrument Prepared By:
Law Office of David J. Waynick
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-5707

ADDRESS NEW OWNER:
Millennium Properties Inc of Middle Tennessee
4130 Lebanon Pike
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

Davidson County DEEDQC
Recvd: 09/17/13 15:07 4 pgs
Fees:22.00 Taxes:0.00
20130917-0098022

Map & Parcel No.:
Map 75
Parcel 149

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Millennium Properties Inc. was formed with the Tennessee Secretary of State on November 3, 1994, with Joseph D. Martin and Randall W. Coleman as sole stock owners, each owning a ½ undivided interest in the outstanding stock. In 2001, Millennium Properties Inc. changed its name to Millennium Properties Inc of Tennessee. The corporation was administratively dissolved by the Tennessee Secretary of State on September 20, 2002, and (pursuant to T.C.A. 48-24-105(a)(4)) the real property was distributed among its shareholders according to their interests. As a result, Joseph D. Martin and Randall W. Coleman each received a one-half (½) undivided, fee simple, interest as tenants in common as evidenced by their Affidavit, attached as Exhibit A. For and in consideration of Ten and 00/100 ($10.00) Dollars, Joseph D. Martin and Randall W. Coleman, individually and as successors and assigns of Millennium Properties Inc. (having since been dissolved), have bargained and sold, and do hereby remise, release and forever quitclaim unto Millennium Properties Inc of Middle Tennessee, its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being tract 1 on the Plan of the Re-Subdivision of Hermitage Inn Subdivision as of record in Plat Book 7900, Page 274, Register's Office for Davidson County, Tennessee, for which plat reference is hereby made for a more complete description.
> Being the same property conveyed to Millennium Properties, Inc., by deed from Charles H. Turner and wife, Virginia W. Turner, as of record in Book 9522, Page 890, Register's Office for Davidson County, Tennessee. Millennium Properties, Inc. changed its name in 2001 to Millennium Properties Inc. of Tennessee. Millennium Properties Inc. of Tennessee was administratively dissolved by the Tennessee Secretary of State on September 20, 2002. The property was subsequently distributed among its only shareholders pursuant to T.C.A. 48-24-105(a)(4), resulting in Joseph D. Martin and Randall W. Coleman each owning a one-half (½) undivided, fee simple interest in the property.

This conveyance is made subject to all restrictions, limitations, encumbrances, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is improved property known as 4130 Lebanon Pike, Hermitage, TN 37076.

WITNESS hand this the 13 day of September, 2013.

Joseph D. Martin, individually and as successor and assign of the dissolved corporation, Millennium Properties, Inc.

Randall W. Coleman, individually and as successor and assigns of the dissolved corporation, Millennium Properties Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Joseph D. Martin, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September, 2013.

Notary Public
Commission expires
May 15, 2015

KIMBERLY R. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Randall W. Coleman, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September, 2013.

Notary Public
Commission expires
May 15, 2015

KIMBERLY R SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 0.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of September, 2013.

NOTARY PUBLIC

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

*Rebecca Waynick

CERTIFICATION

I, ~~Toni Ruggerson~~,* do hereby make oath that I am 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.

~~Toni Ruggerson~~ Rebecca Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Thomas B. Luck

On this 17 day of September, 2013, personally appeared before me, ~~Rebecca R. Waynick~~, a notary public for this county and state, ~~Toni Ruggerson~~ Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

~~Rebecca R. Waynick~~ / Kimberly R. Smith
My Commission Expires: May15,2015

KIMBERLY R. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A

AFFIDAVIT

Comes now, JOSEPH D. MARTIN and RANDALL W. COLEMAN , of lawful age, and after being duly sworn would depose as follows:

1. On November 3, 1994, Millennium Properties Inc. was formed with the Tennessee Secretary of State.
2. Joseph D. Martin and Randall W. Coleman each owned one-half (1/2) of the issued stock. At no time did any other person own stock in this company.
3. Real property was obtained in the corporation's name, of record in the Davidson County Register of Deeds office at Book 9522 Page 890, and described as follows: ("Real Property")

> Being tract 1 on the Plan of the Re-Subdivision of Hermitage Inn Subdivision as of record in Plat Book 7900, Page 274, Register's Office for Davidson County, Tennessee, for which plat reference is hereby made for a more complete description.
> Being the same property conveyed to Millennium Properties, Inc. by warranty deed from Charles H. Turner and wife, Virginia W. Turner, as of record in Book 9522, Page 890, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4130 Lebanon Pike, Hermitage, TN 37076.

4. The corporation changed its name in 2001 to Millennium Properties Inc. of Tennessee.
5. The corporation was administratively dissolved by the Secretary of State on September 20, 2002.
6. Pursuant to T.C.A. 48-24-105(a)(4), the remaining property was distributed among its shareholders according to their interests:

Joe Martin – 50%

Randy Coleman – 50%

7. As a result, the real property was distributed to Joseph D. Martin and Randall W. Coleman, each owning a fee simple, one-half (1/2) undivided interest as tenants in common.

8. On July 8, 2013, Millennium Properties Inc of Middle Tennessee was formed with the Secretary of State. Joseph D. Martin and Randall W. Coleman are the sole owners of the outstanding stock of Millennium Properties Inc. of Middle Tennessee ("new corporation"), each owning fifty percent (50%).

9. It is the parties' desire to transfer the real property to the "new corporation", Millennium Properties Inc of Middle Tennessee.

10. Presently, there is a Deed of Trust on the real property of record as Instrument Number 20030811-0114600, and property taxes.

11. We understand that First Freedom Bank, Brokers Escrow Services, Inc. and David J. Waynick, Attorney at Law, have relied on the information contained in this affidavit for purposes of providing assurance as to the status of title.

12. We execute this Affidavit under the penalty of perjury.

AFFIANT FURTHER SAYETH NAUGHT.

JOSEPH D. MARTIN

Sworn to and subscribed before me this 13th day of September, 2013.

Notary Public

My Commission expires: May 15, 2015

KIMBERLY R. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RANDALL W. COLEMAN

Sworn to and subscribed before me this 13th day of September, 2013.

Notary Public

My Commission expires: May 15, 2015

KIMBERLY R. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY