QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130091280 DEEDQC
Recvd: 10/24/13 10:20 2 pgs
Fees:12.00 Taxes:0.00

20131024-0110738

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Michael Tesfalney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Oct, 2013

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Universal, Inc.	**"New Owner"**	
(NAME)	(NAME)	**10705012600** &
612 Twin Oaks Ct.		
(ADDRESS)	(ADDRESS)	**11912000900**
Nashville, TN 37211		
(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 **UNIVERSAL, LLC** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **UNIVERSAL, INC.**, 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:

704 Elissa Dr., Nashville, TN 37217

Lot 24, Bel-Air, Section I, as shown on plat of record in Plat Book 2900, Page 27 & 28, 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 Universal, LLC by Special Warranty Deed as of record in Instrument No. 20120831-0078927, Register's Office for Davidson County, Tennessee.

19 E. Thompson Ln, Nashville, TN 37211

Being Lot No. 1 on the plan of Battlewood Subdivision, Section One, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Universal, LLC a Tennessee limited liability company by Special Warranty Deed as of record in Instrument No. 20130102-0000464, Register's Office for Davidson County, Tennessee.

****UNIVERSAL LLC IS NOW KNOWN AS UNIVERSAL, INC.**

*****This Instrument was prepared without the benefit of a title examination. The preparer makes no claims as to the accuracy of title.**

This is
( ) unimproved
(X) improved
property known as **SEE ABOVE ADDRESSES IN LEGAL DESCRIPTION**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 22 day of Oct, 2013

UNIVERSAL, LLC nka UNIVERSAL, INC.

Michael Tesfahuney
By: Michael Tesfahuney
Its: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 22 day of October, 2013, before me personally appeared **Michael Tesfahuney,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President** for **Universal, LLC nka Universal Inc.**, the within named bargainor, a **limited liability company (now a Corporation)**, and that he as such **President** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of October, 2013.

Notary Public

My Commission Expires: 8-17 2015

ALISON RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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