BILL GARRETT, Davidson County
Trans:T20140011357 DEEDQC
Recvd: 02/18/14 14:19 2 pgs
Fees:12.00 Taxes:0.00
20140218-0013869

STATE OF TENNESSEE
COUNTY OF DAVDISON

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

Affiant

Subscribed and sworn to before me, this 12 day of February, 2014

Notary Public

My commission expires: 9.21.15

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURETITLE SERVICES, LLC
4711 TROUSDALE DR
SUITE 120
NASHVILLE, TN 37220

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sunshine Radius, LLC.** | **SAME** | **081140090.00** |
| **2400 Hammond Drive** | **SAME** | |
| **NASHVILLE, TN 37208** | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **VAN ASA PRESTON,** herein called " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **SUNSHINE RADIUS, LLC.,** herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, within the corporate limits of the City of **Nashville**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot: #31 on the revised Plan of Fisk Park, of record in Book: #2331, Page:#114, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

BEING the same property conveyed to James Tagney Morgan by deed dated November 10, 2010 from Eric Cox, in Instrument No. 20101112-0090690, Register's Office for Davidson County, Tennessee.

NOW being the same property conveyed to **Van Asa Preston,** by quitclaim deed on January 16, 2014 from **James Tagney Morgan,** recorded in Instrument No. 20140127-0007465, in the Register's Office for Davidson County.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is **improved** property known as **2400 Hammond Drive, Nashville, TN 37208.**

WITNESS my/our hand(s) this 12 day of February, ~~2013~~ 2014.

VAN ASA PRESTON

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, a Notary Public of said County and State, Van Asa Preston, the within named Grantor(s), 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, at office, this 12 day of February, 2014.

Notary Public

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015