(3)

Prepared by:
Tennessee Title & Escrow, LLC Affiliates
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

Deed Preparation Only

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 14th day of February, 2014.

Notary Public
My commission expires: 9-9-2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Lake House Properties, LLC 113 Farmview Place Venetia, PA 15367-1365	NEW OWNER	10509030300

QUITCLAIM DEED

For and in consideration of the sum of 0 dollars & no/100 ($0.00), cash in hand paid by the herein after named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy J. Wilson, Jr.,** hereinafter referred to as Grantor, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Lake House Properties, LLC, a Pennsylvania limited liability company,** its heirs, successors, and/or assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 70 feet 9 inches of Lot No. 15 on Jones and Dudley's Addition, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet 9 inches on the northwesterly side of West Grove Avenue and runs back between parallel lines 145 feet to an alley.

Said part of said lot is identified as a Unit on the Declaration of covenants, Conditions and Restrictions for 1004 West Grove Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130325-0029187, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Timothy J. Wilson, Jr., by Warranty Deed from Aerial Investment Properties, LLC, a limited liability company, recorded on Feb 20 2014, in Instrument Number 20140220-0014499, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1004 West Grove Avenue, Nashville, TN 37203**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances of record as may affect the property.

WITNESS my hand as of this 14th day of February, 2014.

Timothy J. Wilson, Jr.

BILL GARRETT, Davidson County
Trans:T20140011860 DEEDQC
Recvd: 02/20/14 09:49 2 pgs
Fees:12.00 Taxes:0.00

20140220-0014501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Timothy J. Wilson, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of February, 2014.

Annette J. Scutella
Notary Public

My commission expires: 9-9-2014

