"THIS INSTRUMENT WAS PREPARED FOR AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

MAP 087 10 0A
PARCELS 031.00CO

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 19th day of March, 2014.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY AND RETURNED TO:**
**WEISS & WEISS, ATTORNEYS AT LAW**
1900 Church Street, Ste. 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

**THE LUX DEVELOPMENT GROUP, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**
**1312 Central Court**
**Hermitage, TN 37076**

SEND TAX BILLS TO:

**"NEW OWNER"**

Davidson County DEEDQC
Recvd: 03/24/14 10:23 2 pgs
Fees:12.00 Taxes:0.00
**20140324-0023802**

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE WISE GROUP, INC., A TENNESSEE CORPORATION**, hereinafter called the "**Grantors**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **THE LUX DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, called the "**Grantees**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 131, on the Final Plat of Aarons Cress, Phase 1B**, a Cluster Lot Development, a Planned Unit Development, of record in Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to WISE GROUP, INC., A TENNESSEE CORPORATION, by Deed from GREGORY S. GILL, SUBSTITUTE TRUSTEE of record in Instrument No. 20110523-0039460 and corrected in Instrument No. 20121218-0116487, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, and By-Laws, of record in Instrument No. 20060131-0012116, and in Instrument No. 20131230-0007564, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is **UNimproved** property located in Davidson County, Tennessee and known as:
**704 Braxton Drive, Hermitage, TN 37076**

**IN WITNESS WHEREOF,** the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 19th day of March, 2014.

**THE WISE GROUP, INC., A TENNESSEE CORPORATION**

**By:** Alan Wise President
**ALAN WISE, PRESIDENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ALAN WISE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the **PRESIDENT** of the **THE WISE GROUP, INC., A TENNESSEE CORPORATION,** the within named bargainor, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the General Partnership, by himself as such Officer.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2014.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

PETER WEISS

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE HILLS KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON