THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140028474 DEEDQC
Recvd: 04/25/14 14:20 2 pgs
Fees:12.00 Taxes:0.00
20140425-0035109

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The actual consideration for this transfer is $ -0- .

Brendan P Callaghan
Affiant

Subscribed and sworn to before me this 11th day of ~~March~~ April, 2014.

Notary Public

My Commission Expires:
Oct 14th, 2016

LAURA JONES
Notary Public, State of Florida
Commission # EE 843427
My comm. expires Oct. 14, 2016

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
1002 Virginia Ave, LLC 3449 Elizabeth Street Jupiter, Florida 33458	SAME	MAP 061-11-0 PARCEL 145.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, Brendan P. Callaghan and wife, Christine M. Callaghan, hereby quitclaim and convey to 1002 Virginia Ave, LLC, a Utah limited liability company, its successors and assigns, all right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING the west 19.5 feet front and 16.5 feet rear of Lot No. 30 and the east 30.5 feet front and 33.5 feet rear of Lot No. 31 on the Map of George W. Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract as of record in Book 421, page 178, in the Register's Office for Davidson County, Tennessee.

SAID parts of said lots front 50.0 feet on the southerly margin of Virginia Street and extend back on the easterly line 246.1 feet and on the westerly line 250.0 feet, more or less, to a dead line in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Brendan P. Callaghan and wife, Christine M. Callaghan, by Warranty Deed dated July 29, 2008, from William L. Frank and

wife, Christine L. Frank, of record as Instrument No. 20080730-0077691 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1002 Virginia Avenue, Nashville, Tennessee 37216.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 11 day of ~~March~~ April, 2014.

Brendan P. Callaghan

Christine M. Callaghan

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brendan P. Callaghan and Christine M. Callaghan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of ~~March~~ April, 2014.

Notary Public

My Commission Expires: Oct 14th, 2016

LAURA JONES
Notary Public, State of Florida
Commission # EE 843427
My comm. expires Oct. 14, 2016