This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 04/28/14 10:02 4 pgs
Fees:22.00 Taxes:0.00
20140428-0035304

ADDRESS OF NEW OWNER:
Diane Holmes
3708 Ferndale Avenue
Nashville, TN 37215

SEND TAX BILL TO:
To New Owner

MAP **117-16**
PARCEL **119**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **FERNCORP, INC.** was formed with the Tennessee Secretary of State on October 25, 2006, with Anne K. Debs as sole stock owner, owning an undivided interest in the outstanding stock. On November 22, 2012, Anne K. Debs sold and transferred all her stock interest to **DONALD A. HOLMES**. The corporation was administratively dissolved by the Tennessee Secretary of State on February 9, 2013, and (pursuant to T.C.A. 48-24-105(a)(4)) the real property was distributed among its shareholders according to their interests. As a result, Donald A. Holmes received an undivided, fee simple, interest as evidenced by his Affidavit, attached as Exhibit A. For and in consideration of love and affection and no monetary consideration, Donald A. Holmes, individually and as the successor and assign of FernCorp Inc. (having since been dissolved), has bargained and sold, and does hereby remise, release and forever quitclaim unto **DIANE HOLMES, TRUSTEE OF "THE HOLMES IRREVOCABLE TRUST"**, its successors and assigns, his entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 9, Block P, on the Map of Maplehurst Subdivision of Nashville of record in Book 843, Pages 22 and 23, Register's Office of Davidson County, Tennessee.
>
> Said Lots fronts 60' on the east side of Ferndale Avenue and runs back between parallel lines 160' to a dead line.
>
> BEING the same property conveyed to FernCorp, Inc., a Tennessee Corporation, by deed of record as Instrument No. 20070118-0007172 in the Register's Office of Davidson County, Tennessee. Said FernCorp, Inc. was administratively dissolved by the Tennessee Secretary of State on February 9, 2013. Pursuant to T.C.A. 48-24-105(a)(4), all assets of FernCorp, Inc. were distributed to the sole shareholder, Donald A. Holmes.

This conveyance is made subject to all restrictions, limitations, encumbrances, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is improved property known as 3708 Ferndale Avenue, Nashville, Tennessee, 37215.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO

ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of April, 2014.

DONALD A. HOLMES, Bargainor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald A. Holmes, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 18th day of April, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2014 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

AFFIDAVIT

Comes now, DONALD A. HOLMES, of lawful age, and after being duly sworn would depose as follows:

1. I am Donald A. Holmes.
2. I am an adult resident of Davidson County, Tennessee, and I am competent to make this Affidavit.
3. On October 25, 2006, FernCorp, Inc. was formed with the Tennessee Secretary of State.
4. Donald A. Holmes purchased all of the issued stock on November 22, 2012. At no time since that transfer has any other person owned stock in this company, nor have any additional shares been issued.
5. Real property was obtained in the corporation's name, of record in the Davidson County Register of Deeds office as Instrument No. 20070118-0007172, and described as follows: ("Real Property")

> LAND in Davidson County, Tennessee, being Lot No. 9, Block P, on the Map of Maplehurst Subdivision of Nashville of record in Book 843, Pages 22 and 23, Register's Office of Davidson County, Tennessee.
>
> Said Lot fronts 60' on the east side of Ferndale Avenue and runs back between parallel lines 160' to a dead line.
>
> BEING the same property conveyed to Donald A. Holmes, married, by warranty deed from Annie Reid Forsyth, unmarried, of record in Instrument No. 20010423-0040004, Register's Office for Davidson County, Tennessee.

This is improved property known as 3708 Ferndale Avenue, Nashville, Tennessee, 37215.

6. The corporation was administratively dissolved by the Secretary of State on February 9, 2013.
7. Pursuant to T.C.A. 48-24-105(a)(4), the remaining property was distributed among its shareholders according to their interests:

Donald A. Holmes – 100%

8. As a result, Donald A. Holmes was distributed an undivided fee simple interest in the real property.

9. I understand that Toni Waynick Rutgerson, Attorney at Law, has relied on the information contained in this affidavit for purposes of providing assurance as to the status of title.

10. I execute this Affidavit under the penalty of perjury.

AFFIANT FURTHER SAYETH NAUGHT.

DONALD A. HOLMES

Sworn to and subscribed before me this 18th day of April, 2014.

Notary Public
My Commission expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016