Davidson County DEEDQC
Recvd: 05/14/14 10:45 4 pgs
Fees:22.00 Taxes:0.00
20140514-0041294

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 13069165

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Marshall Lee Smith, Trustee of the Marshall Lee Smith Living Trust<br>3826 Bedford Avenue, No. 203<br>Nashville, TN 37215 | Marshall Lee Smith, Trustee of the Marshall Lee Smith Living Trust<br>3826 Bedford Avenue, No. 203<br>Nashville, TN 37215 | Parcel ID:<br>104 14 0G 056.00 |
| | | |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, 95 VICTORIA PARK, LLC, a Florida limited liability company, does hereby quitclaim and convey unto MARSHALL LEE SMITH, TRUSTEE OF THE MARSHALL LEE SMITH LIVING TRUST, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of its right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereof is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this ____ day of May 13, 2014.

95 VICTORIA PARK, LLC,
a Florida Limited Liability Company

By: M. Lee Smith
M. Lee Smith, Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

James C. Tosch, agent
Affiant

Subscribed and sworn to before me
this 13th day of May, 2014.

Rugenia Hines
Notary Public

My Commission Expires:

_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, a Notary Public, M. Lee Smith, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 95 VICTORIA PARK, LLC, a Florida limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand and official seal this 13th day of May, 2014.

Rugenia Hines
Notary Public

My Commission Expires:

_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

## EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 97 on the Revised Final Plan of Whitworth of record in Book 7900, page 140-44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 95 Victoria Park, LLC by Quitclaim Deed of record in Instrument No. 20120306-0019599, Register's Office of Davidson County, Tennessee. See also deeds of record at Instrument Nos. 20080327-0030735 and 20090803-0072476, Register's Office of Davidson County, Tennessee.

13069165.1

Affidavit

I, Danielle Burns , 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.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

