Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
Based Upon Information Provided by the Parties

BILL GARRETT, Davidson County
Trans:T20140039379 DEEDOC
Recvd: 06/04/14 15:12 2 pgs
Fees:13.00 Taxes:259.37
20140604-0048602

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
First Team, LLC 162 Fourth Avenue North, Unit 311 Nashville, TN 37219	New Owner	093061F00300CO

For and in consideration of the sum of $10.00 cash in hand paid, **Ambrose Associates, a Tennessee general partnership,,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **First Team, LLC, a Tennessee Limited Liability Company,,** all of his/her/our rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit CU-3, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123722, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, and in Instrument No. 20131104-0114343, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as "Attachment 3" to the aforementioned Second Amendment to Master Deed of record in Instrument No. 20061030-0134166, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Ambrose Associates, a Tennessee general partnership by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20051013-0123721 Register's Office for Davidson County, Tennessee, dated October 10, 2005 and recorded on 20051013-0123721.

This is improved property known as **0 Fourth Avenue North, Unit CU-3, Nashville, TN 37219.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/our hand(s) this 30th day of May, 2014.

GRANTOR:

Ambrose Associates

BY: _____
William S. Cochran, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William S. Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Ambrose Associates, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Managing Partner. Witness my hand and official seal this 30th day of May, 2014.

_____
Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 8, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,100.00.

_____
Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public _____

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires:
March 8, 2016