This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
311 12th Avenue South
Nashville, TN 37203
414004/MG

BILL GARRETT, Davidson County
Trans:T20140047702 DEEDQC
Recvd: 07/03/14 12:06 2 pgs
Fees:12.00 Taxes:0.00
20140703-0058880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

Subscribed and sworn to before me this 15th day of April, 2014.

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Notary Public

Commission expires 9/21/2015

Address New Owners as Follows:
O' Brothers, LLC
52A Bruce Park Drive
Greenwich, CT 06830

Send Tax Bills To:
Brian Bandler
O' Brothers, LLC
52A Bruce Park Drive
Greenwich, CT 06830

Map-Parcel No.
091-05C-702.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **James Evans, a married man,** has bargained and sold and does hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property to **O' Brothers, LLC,** its heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 702 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to James Evans, a married man, by Warranty Deed from David M. Vaughan, Jr., David M. Vaughan, Sr. and Berta R. Vaughan, joint tenants with the right of survivorship, dated April 15, 2014 and recorded as Instrument No. 20140417-0032145, Register's Office for Davidson County, Tennessee.

702 Vernon Avenue, Nashville TN 37209

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Williamson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this

the 15th day of April, 2014.

James Evans by:
D.H, Attorney in Fact

James Evans by Daniel Heard, Attorney in Fact

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **James Evans** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **James Evans**, and is authorized by **James Evans** to execute this instrument on his behalf pursuit to Specific Limited Power of Attorney of record in Instrument No. 20140417-0032146, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, at office, this 15th day of April, 2014.

My Commission Expires:
9/21/2015

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER