BILL GARRETT, Davidson County
Trans:T20140053572 DEEDQC
Recvd: 07/24/14 11:43 2 pgs
Fees:12.00 Taxes:0.00
20140724-0065829

This instrument prepared based on information provided by the parties and not independent verification by:
Jonathan S. Carlton
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone (615) 320-9977
Facsimile: (615) 320-9929

ADDRESS NEW OWNER:
TEAM 7 Asset Management, LLC
P.O. Box 70614
Nashville, Tennessee 37207-0614

SEND TAX BILLS TO:
SAME

MAP & PARCEL NUMBERS
Map-Parcel Numbers: 08111059100

QUITCLAIM DEED

This Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter which would be disclosed by such title examination.

For and in consideration of the sum of Five Dollars ($5.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Charles L. Davis (hereinafter "the Grantor") does hereby convey, transfer, remise, release, relinquish, and quitclaim unto TEAM 7 Asset Management, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "the Grantee"), its successors and assigns, any and all of the Grantor's right, title, and interest in and to certain improved real property known as 1717 12th Avenue North, Nashville, Davidson County, Tennessee 37208 being more particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 1 on the resubdivision of Lot 187 in McGavock Wetmore and others addition as of record in Book 3842, Page 38, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 45 feet on the southwesterly side of 12th Avenue, North, formerly Florence Street, and extends back 154 feet on the northwesterly line and 154 feet on the southeasterly line to an alley in the rear on which it measures 51 feet.
>
> Being the same property conveyed to Kenneth D. Davis by deed of record as Instrument Number 20050303-0023231, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles L. Davis by Quitclaim Deed, executed on November 3, 2006 and filed for record on November 13, 2006 in Instrument Number 20061113-0139909, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1717 12th Avenue North, Nashville, Davidson County, Tennessee 37208.

Initials of The Grantor

(Signature(s) on following page).

Said property is conveyed subject to the following: (1). all applicable zoning ordinances; (2). utility, sewer, drainage and other easements of record; (3). all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). building restrictions; and (5). other matters of public record.

IN WITNESS WHEREOF, I have signed my name this 11 day of June, 2014.

Charles L Davis

CHARLES L. DAVIS, *The Grantor*

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

Charles L Davis

CHARLES L. DAVIS, *The Grantor*

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **CHARLES L. DAVIS**, the within named Grantor, *with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing*, and who, upon oath, acknowledged himself to be the named person, and that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 11 day of June, 2014.

Katherine Eileen Kennedy

NOTARY PUBLIC

My Commission Expires: 08/09/2016

KATHERINE EILEEN KENNEDY
Commission # 1987585
Notary Public - California
Ventura County
My Comm. Expires Aug. 9, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSPER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 2014

Deputy Register

CW
Initials of The Grantor