BILL GARRETT, Davidson County
Trans:T20140053572 DEEDQC
Recvd: 07/24/14 11:44 2 pgs
Fees:12.00 Taxes:0.00
20140724-0065832

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: 08111038500

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 1623 14th Avenue North, Nashville, Davidson County, Tennessee 37208 being more particularly described as follows:

> Land in Davidson County, Tennessee being the southernly one-half of Lot No. 227 on the Plan of McGavock, Watmore and Othes' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said county to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Said part of Lot No. 227 fronts 50 feet on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Hayley M. Klein, unmarried, and Charles L. Davis, unmarried, by deed from Gary W. Derrick and Veressa J. Derrick, dated July 5, 2000 and recorded in Instrument Number 20000517-0049599, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles L. Davis by deed recorded on December 26, 2001, in Instrument Number 20011226-01419961, Register's Office for Davidson County, Tennessee.

(Signature(s) on following page).

Initials of The Grantor

This is improved real property known as 1623 14th Avenue North, Nashville, Davidson County, Tennessee 37208.

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 Ventura)

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 TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF July, 2014
Deputy Register

CD
Initials of The Grantor