THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
CAM Properties, LLC	SAME	105.03-0-249.00
1272 Overton Circle		
Gallatin, TN 37066		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken.
PLLC.
1164 Nashville Pike
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2014.

Notary Public

My commission expires: 11-24-16

JEANNIE BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged CHARLES M. TALBOTT AND MICHELLE TALBOTT, HUSBAND AND WIFE, "Grantor" by these presents, does hereby quitclaim and convey unto CAM PROPERTIES, LLC "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being parts of Lot Nos. 21 and 22 on the plan of John Nelson's Addition, as of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning on the westerly margin of Secord Avenue South, formerly Market Street at the northeast corner of property conveyed to Mrs. Clara Spiegel by deed from Robert W. Langrum, Trustee, et al, of record in Book 1110, Page 3, said Register's Office; thence with Spiegel's northerly line westwardly 130 feet to the easterly margin of an alley; thence with said alley northwardly 39 feet; thence eastwardly 130 feet, more or less to the westerly margin of Second Avenue South; thence with said Avenue southwardly 39 feet to the beginning.

Being the same property conveyed to Charles M. Talbott and Michelle Talbott, husband and wife by Warranty Deed from Open Line Enterprises, LLC and Blue Chip Investments, LLC as recorded in Instrument Number 20140210-0011776, Registers Office for Davidson County, Tennessee.

This is improved property known as: 1205 2nd Avenue South, Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20140054615 DEEDQC
Recvd: 07/29/14 09:59 2 pgs
Fees:12.00 Taxes:0.00
20140729-0067133

Witness my hand this 25 day of July, 2014.

Grantor: Charles M. Talbott

Grantor: Michelle Talbott

STATE OF TENNESSEE}
COUNTY OF SUMNER}

On this 25 day of July 2014, before me personally appeared Charles M. Talbott and Michelle Talbott, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 25 day of July, 2014.

Commission expires: 5-22-17

Notary Public

KEAGAN HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
COMM. EXP. 5-22-17