THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20140059535 DEEDQC
Recvd: 08/13/14 15:08 3 pgs
Fees:17.00 Taxes:0.00
20140813-0073246

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Project 11, LLC 3384 Lakeview Blvd. Delray Beach, FL 33445	New Owner	043-09-0-19500

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maria Claudia Peralta Matthew Coffman, Wife and Husband**, by these presents do hereby quitclaim and convey unto **Project 11, LLC, A Florida Limited Liability Company**, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land located in Davidson County, TN:

Being Lot No. 7, Block H, Woodlawn Estates, as shown on plat of record in Plat Book 843, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20131108-0115870, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Maria Claudia Peralta and Matthew Coffman, Wife and Husband, by Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, and has an address of P.O. Box 650043, Dallas, TX 75265-0043, of record in Instrument Number 20140508-0039296 dated Apil 21, 2014 and recorded on May 8, 2014 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 419 Dupont Ave Madison, TN 37115.

** This Quitclaim Deed was prepared with information supplied soley by the Grantor(s) and/or Grantee(s), Wagon Wheel Title/Chicago Title having not performed a title search or title examination with respect to the above-referenced property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 13th day of August, 2014.

Affiant

My commission expires:
(Affix Seal)

Notary Public

BRANDI JEANE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13TH day of August, 2014.

Name: Maria Claudia Peralta

Name: Matthew Coffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maria Claudia Peralta, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13TH day of August, 2014.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Coffman, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13TH day of August, 2014.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities.

Name: Maria Claudia Peralta

Name: Matthew Coffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maria Claudia Peralta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2014.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Coffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2014.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017