This Instrument Prepared by:
Foundation Title and Escrow, LLC
Chris Cantrell, Attorney
9175 Carothers Parkway, Suite 110
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140063082 DEEDQC
Recvd: 08/26/14 09:59 2 pgs
Fees:12.00 Taxes:0.00
20140826-0077614

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Stephen Shugart and Bailey Shugart **503A Ben Allen Road** **Nashville, TN 37216**	**NEW OWNER**	**061-00-0097.00**

I, Stephen Shugart, unmarried, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto, **Stephen Shugart, unmarried and Bailey Shugart, unmarried, as joint tenants with the right of survivorship,** in and to the following tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot 2 of the Pitts Two Lot Subdivision as shown on the Plat of record in Instrument No. 20070720-0086825, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stephen Shugart, an unmarried man, by deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, and Sher Powers, as the sole member of the entity formerly known as Terra Firma Properties, LLC, a Tennessee Limited Liability Company, of record in the Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 503A Ben Allen Road, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14th day of March, 2014.

Steve Shugart
Stephen Shugart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Shugart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of March, 2014.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-10-16