BILL GARRETT, Davidson County
Trans:T20140072524 DEEDQC
Recvd: 09/26/14 15:29 5 pgs
Fees:27.00 Taxes:0.00
20140926-0089025

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Zion Ashton Properties, LLC 1710 Hayes Street, Suite 208 Nashville, Tennessee 37203	New Owner	081-15-0-293.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JVM PROPERTIES, LLC,** a Tennessee limited liability company (the "Grantor"), does hereby quitclaim and convey unto **ZION ASHTON PROPERTIES, LLC**, a Tennessee limited liability company and **MARIO HAMBRICK,** an individual residing in Tennessee (collectively, the "Grantee"), all of Grantor's right, title and interest in and to the following property located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

[Signature page follows]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of September, 2014.

GRANTOR:

JVM PROPERTIES, LLC

By: _____
Joshua V. Mundy, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Joshua V. Mundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of JVM Properties, LLC, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained by signing his name as President.

Witness my hand, at office, this 26th day of September, 2014.

Notary Public

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 26th day of September, 2014.

NOTARY PUBLIC

My Commission Expires:

3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

A certain tract of parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 in the Plan of lots laid off by Underwood in the plan of the grounds of his former residence lying near the city of Nashville, fronting 50 feet on the south side of Underwood Street and running back 162 feet to an alley. To which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JVM Properties, LLC, by deed of record as Instrument No. 20080522-0052681, Register's Office of Davidson County, Tennessee.

This is not the principle residence of the Grantor.

This is improved property known as 1613 Underwood Street, Nashville, Tennessee 37208.