BILL GARRETT, Davidson County
Trans:T20140080226 DEEDQC
Recvd: 10/24/14 10:07 2 pgs
Fees:12.00 Taxes:0.00
20141024-0098153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ ZERO .

Affiant

Sworn to and subscribed before me this 23rd day of October, 2014.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2015

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JHAS Construction P.O. Box 91056 Brentwood, TN 37209	Same	Map 91-7 Parcel 284

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, JHAS Construction, LLC, a Tennessee limited liability company ("Grantor"), does this day transfer, quitclaim and convey unto JHAS Properties, Corp. a Tennessee Corporation ("Grantee") all of its interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Units A and B of Michigan Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Michigan Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140221-0015233, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Michigan Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140221-0015233, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to JHAS Construction, LLC, a Tennessee limited liability company by Quitclaim Deed from JHAS Properties Corp., a Tennessee corporation of record in Instrument No. 20140512-0040172 in the Register's Office for Davidson County, Tennessee.

Said properties have the addresses of 5106 Michigan Ave., Nashville, TN 37209 and 5108 Michigan Avenue, Nashville, Tennessee 37209 ("Property");

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

IN WITNESS WHEREOF We have hereunto set our hand on this the 23rd day of October, 2014.

JHAS Construction, LLC, a Tennessee Limited liability company

James H. Privett, Manager

Susan Henderson, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Privett and Susan Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be Managers of JHAS Construction, LLC, the within named bargainor, a limited liability company, and that they as such Managers executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Managers.

Witness my hand and seal at office in Nashville, Tennessee this 23rd day of October, 2014.

Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015