PREPARED BY BARNEY B. REGEN, 465 HENSLEE DRIVE, DICKSON, TENNESSEE

Map 091-01-0-039.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Barney B. Regen** and **Jason L. Epley,** hereby convey and quitclaim unto **Blackacre Associates LLC**, a Tennessee limited liability company, its successors and assigns, all of our right, title, and interest in and to the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all rights, privileges, tenements, and hereditaments thereto belonging or in any manner appertaining.

IN WITNESS WHEREOF, we have hereunto set our hands this 24TH day of November, 2014.

BILL GARRETT, Davidson County
Trans:T20140088937 DEEDQC
Recvd: 11/25/14 14:27 3 pgs
Fees:17.00 Taxes:0.00
20141125-0108812

Barney B. Regen

Jason L. Epley

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barney B. Regen, 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 Dickson, Tennessee, this 24th day of November, 2014.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES 07/17/2017

My Commission Expires:
July 17, 2017

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and

state, the within named Jason L. Epley, 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 Dickson, Tennessee, this 24th day of November, 2014.

Faye Lunn
Notary Public

FAYE LUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 07/17/2017

My Commission Expires:
July 17, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Barry B. Ryan
Affiant

Sworn to and subscribed before me this 24th day of November, 2014.

Faye Lunn
Notary Public

FAYE LUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 07/17/2017

My Commission Expires:
July 17, 2017

ADDRESS OF NEW OWNER:

Blackacre Associates LLC
465 Henslee Drive, Unit C-1
Dickson, Tennessee 37055

SEND TAX BILLS TO:

Blackacre Associates LLC
465 Henslee Drive, Unit C-1
Dickson, Tennessee 37055

EXHIBIT A

Description of Property

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

Being Lot No. 12 of Block 5 on the Plan of Cherokee Park Subdivision, of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 6213 Louisiana Avenue, Nashville, Tennessee 37209.

Being the same property conveyed to Barney B. Regen and Jason L. Epley by deed from Robert Daniel Fulton dated October 10, 2014, of record as Instrument No. 20141112-0104239 in the Register's Office of Davidson County, Tennessee.