BILL GARRETT, Davidson County
Trans:T20140095274 DEEDQC
Recvd: 12/19/14 13:45 1 pgs
Fees:13.00 Taxes:573.50
20141219-0116426

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel Number:
Kangas LLC C/O 5844 Robert E. Lee Drive Nashville, Tennessee 37215	Same	Parcel ID: 131-02-D-3.00 CO

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, SARAH ANN ORTKIESE, an unmarried individual, by these presents do hereby quitclaim and convey unto KANGAS, LLC, its successors and assigns, all of my right, title and interest in and to the following-described property:

A condominium apartment in Davidson County, Tennessee, being Unit No. 3 of Hillsboro Hall, Phase I, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 11700, page 45, Register's Office of Davidson County, Tennessee to which source reference is hereby made, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kangas, LLC and Sarah Ann Ortkiese by Warranty Deed from Dashiell Properties, LLC, dated December 9, 2013, as of record in Instrument No. 20131209-0124926

This is improved property known as 4204 Hillsboro Road, Unit No. 103, Nashville, Tennessee.

IN WITNESS WHEREOF, I have executed this instrument on this 10 day of December, 2014.

SARAH ANN ORTKIESE, an unmarried individual

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, SARAH ANN ORTKIESE, the within named 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, at office, this 10 day of DEC, 2014.

My Commission Expires:
3/6/2018

JEFFREY S. LETZLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me
this 10 day of December 2014.

My Commission Expires:
3/6/2018

JEFFREY S. LETZLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public