This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 01/27/15 09:55 3 pgs
Fees:17.00 Taxes:0.00
20150127-0007588

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Derrico **7 Newton Abbot** **San Antonio, TX 78257**	**Same as New Owner**	**See below**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Brian Derrico and wife, Shannon M. Derrico,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **1011 Broadmoor LLC, a Tennessee limited liability company,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee,** described as follows, to-wit:

Tract I: 1011 Broadmoor Drive, Nashville, TN 37216 M/P 06107005500
Land in Davidson County, Tennessee, being Lot 20 of Block "H", on the plan of Boradmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Brian Derrico and wife, Shannon M. Derrico by Warranty Deed from James M. Girton and wife, Sandra E. Girton, filed for record on February 20, 2014 as Instrument No. 20140220-0014536, Register's Office for Davidson County, Tennessee.

Tract I: 1013 Broadmoor Drive, Nashville, TN 37216 M/P 06107005400
Land in Davidson County, Tennessee, being Lot 21 of Block "H", on the plan of Boradmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Brian M. Derrico and wife, Shannon M. Derrico by Warranty Deed from Willia Davis, unmarried, filed for record on May 13, 2014 as Instrument No. 20140513-0040850, Register's Office for Davidson County, Tennessee.

Brian M. Derrico and Brian Derrico are one and the same.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of January, 2015.

LYNN M. BENTLEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-18-17

Brian Derrico

Shannon M. Derrico

STATE OF TEXAS)
COUNTY OF Bexar)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brian Derrico and Shannon M. Derrico** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of January, 2015

My Commission Expires: 3-18-17 **NOTARY PUBLIC**

STATE OF Tennessee)
COUNTY OF Davidson)

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

(Affiant)

Subscribed and sworn to before me, this 21st day of January, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

NOTARY PUBLIC

My Commission Expires:

Certificate of Authenticity

I, Melody M. Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Terri D. Jackson, a notary public for this county and state, Melody M. Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____.

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015