This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Wioletta Saleba
6220 W 3rd St., Unit 114
Los Angeles, CA 90036

Davidson County DEEDQC
Recvd: 02/12/15 12:41 2 pgs
Fees:12.00 Taxes:0.00
20150212-0013078

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MAP & Parcel 05316000500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **VIOLA, LLC,** a Massachusetts limited liability company, hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that it may have in and to the following described real property unto **Wioletta Saleba, married**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan of Hays Subdivision, described according to a survey made by Harvey Gee, May 4th, as follows:

Beginning on the Westerly margin of Hadley Bend Road at the common corner of Lots No. 4 and 5, said beginning point being 1274.6 feet South of the South line of the T.C.R.R. Company right-of-way: thence with the line between said Lots Nos. 4 and 5, Westwardly 350 feet to the Northwest corner of Lot No. 5; thence with the West line of said lot, Southwardly 60 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots, Eastwardly 350 feet to the Westerly margin of Hadley Bend Road; thence with the Westerly margin of said road, Northwardly 60 feet to the point of beginning.

Being the same property conveyed to Viola, LLC by deed dated June 20, 2014, of record in Instrument no. 20140627-0056428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is improved property known as 210 Pitts Ave, Old Hickory, Tennessee 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without

limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 11th day of February, 2015.

VIOLA, LLC, a Massachusetts limited liability company

Paul Saleba, Authorized agent

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Saleba**, Authorized agent, proved to me on the basis of satisfactory evidence, and who acknowledged that he, with the authority to do so, executed the within Deed on behalf of **VIOLA, LLC**, a Massachusetts limited liability company, for the purposes therein contained.

WITNESS my hand and official seal this 11th day of February, 2015.

HAGOP AINTABLIAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2049281
MY COMM. EXPIRES DEC. 15, 2017

NOTARY PUBLIC
MyCommissionExpires: 12-15-2017

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

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

AFFIANT

Subscribed and sworn to before me on this 11th day of February, 2015.

HAGOP AINTABLIAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2049281
MY COMM. EXPIRES DEC. 15, 2017

NOTARY PUBLIC
My Commission Expires: 12-15-2017

CERTIFICATION

I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 12 day of February, 2015, personally appeared before me, a notary public for this county and state, Rebecca Waynick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016