(4)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

BILL GARRETT, Davidson County
Trans:T20150025065 DEEDQC
Recvd: 04/06/15 13:35 3 pgs
Fees:17.00 Taxes:0.00
20150406-0029733

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coleen Newcomb

Subscribed and sworn before me, this the 1st, day of April, 2015.

Notary Public:
My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
jjb properties, llc	New Owner	104-02-0-110.00
912 Calib Court, #B-100		104-02-0-109.00
Franklin, TN 37067		P/O 104-02-0-114.00
		P/O 104-02-0-115.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **jjb properties, llc, a Tennessee limited liability company, Michael Sullivan Builders, G.P., a Tennessee general partnership, and Owasso Development LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **jjb properties, llc, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

Being 3118 Long Blvd., Units 1-5 and 405 Avoca Street, Units 6-10, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts II, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029730, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units.

Being the same property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, also known as Mike D. Shmerling Partners, G.P., a Tennessee partnership, dated September 8, 2014, of record in Instrument No. 20140910-0083018, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Owasso Development LLC, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, dated December 1, 2014, as of record in Instrument No. 20141205-0111825, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Michael Sullivan Builders, GP, a Tennessee general partnership, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, dated December 1, 2014, as of record in Instrument No. 20141205-0111827, Register's Office for Davidson County, Tennessee.

This is property commonly known as: 3118 Long Blvd., Units 1-5 and 405 Avoca St., Units 6-10, Nashville, TN 37203.

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

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

IN WITNESS WHEREOF, this document was executed this 1st day of April, 2015.

jjb properties, llc

By: _____
Joseph, J. Bauer, its Sole Member

Michael Sullivan Builders, G.P.

By: _____
Michael T. Sullivan, its Authorized General Partner

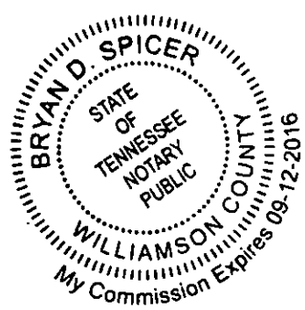
Owasso Development LLC

By: _____
Ryan Talbert, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Joseph J. Bauer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Sole Member of jjb properties, llc, the within named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of jjb properties, llc, by Joseph J. Bauer, as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of April, 2015.



_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Michael T. Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized General Partner of Michael Sullivan Builders, G.P., the within named bargainor, and that he as such Authorized General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michael Sullivan Builders, G.P., by Michael T. Sullivan, as such Authorized General Partner.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of April, 2015.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Talbert, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Agent of Owasso Development LLC, the within named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Owasso Development LLC by Ryan Talbert, as such Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of April, 2015.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016