THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20150028378 DEEDQC
Recvd: 04/15/15 15:41 2 pgs
Fees:12.00 Taxes:0.00
20150415-0033437

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
MAD-SHU PROPERTIES LLC 4901 Tennessee Ave. Nashville, TN 37209	New Owner(s)	09108020000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MAD Remodeling, Repair, & Cleaning, Inc., a Tennessee corporation**, by these presents do hereby quitclaim and convey unto **MAD-SHU PROPERTIES LLC, a Tennessee Limited Liability Company**, its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Unit A and Unit B, of the 4516 Michigan Cottages, as established in Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record at Instrument No. Instrument Number 20150320-0024423, the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to EastOak, LLC, a Limited liability company, an eighty six and two thirds interest and Curtis M. Groves, a thirteen and one third interest by Warranty deed from Henry Hood and Sarah Hood of record in Instrument No. 20080206-0012208 Register's Office for Davidson County, Tennessee, dated February 1, 2008 and recorded on February 6, 2008.

Being the same property conveyed to Jeff Estepp by Quitclaim deed from EastOak, LLC of record in Instrument No. 20140131-0008831 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on January 31, 2014.

Being the same property conveyed to Mad Remodeling, Repair & Cleaning, Inc. by Warranty deed from Jeff Estepp of record in Instrument No. 20140828-0078834 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 28, 2014.

Being the same property conveyed to Mad Remodeling, Repair & Cleaning, Inc. by Warranty deed from Jeff Estepp of record in Instrument No. 20140828-0078834, Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 28, 2014.

Being also known as 4516 Michigan Avenue Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
13th day of April, 2015.

Carmen Coats
Affiant

My commission expires:
(Affix Seal)
7-2-2018

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 13th day of April, 2015.

MAD Remodeling, Repair, & Cleaning, Inc., a Tennessee Corporation

By:_____
Name: Scott Hammrich
Title: President

By:_____
Name: Stephen Hay
Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

and Stephen Hay (JBM)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MAD Remodeling, Repair, & Cleaning, Inc., a Tennessee corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

and Secretary, respectively (JBM)

Witness my hand and seal this 13th day of April, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018