This Instrument Prepared By:
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Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150032555 DEEDQC
Recvd: 04/29/15 15:15 4 pgs
Fees:22.00 Taxes:0.00
20150429-0038443

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
VSA properties, LLC 2874 Elm Hill Pike Nashville, TN 37214	New Owner	108-01-0-054.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VANESSA SAENZ**, a single woman ("Grantor"), does hereby quitclaim and convey unto **VSA PROPERTIES, LLC,** a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following parcels of real state located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature pages follow]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 27th day of April, 2015.

GRANTOR:

Vanessa Saenz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Vanessa Saenz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 27th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Andrea P. Rezagasagent
AFFIANT

Subscribed and sworn to before me, this 27th day of April, 2015.

Sharon L. Wilcox
NOTARY PUBLIC

My Commission Expires:

11-3-2015

SHARON L. WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in the 14th Civil District of Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat, First Revision Lots 1 and 2, Malvin Heights, of record as Instrument No. 20010205-0010881, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROSS D. STARNES AND VANESSA C. SAENZ, HUSBAND AND WIFE, by deed from MARGIE A. BARGATZE, UNMARRIED, of record as Instrument No. 20040630-0078055, dated June 21, 2004, said Register's Office. Then being further conveyed to VANESSA SAENZ, by Quitclaim Deed from ROSS STARNES, of record as Instrument No. 20080505-0046197, dated April 23, 2008, said Register's Office.