BILL GARRETT, Davidson County
Trans:T20150038905 DEEDQC
Recvd: 05/19/15 13:53 2 pgs
Fees:12.00 Taxes:0.00
20150519-0046169

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc.
615 Main Street, Suite 114
Nashville, TN 37206

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 19 day of May, 2015.

My Commission Expires: 6-30-18

NOTARY PUBLIC

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners as Follows:
JRM Lakehurst
1389 Moonlight Trail
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel:
083100G00100CO
083100G00200CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **R Squared Investments, LLC, a Tennessee limited liability company,** GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **JRM Lakehurst, a Tennessee general partnership,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennesse, being Unit 419-A and Unit 419-B Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140421-0033227, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140421-0033227, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.Being the same property conveyed to Erin Frazier-Maskiell, married by Deed from Anthony G. Mackay of record at Instrument No. 20050928-0116340, Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 28, 2005.

Being the same property conveyed to R Squared Investments, LLC, a Tennessee limited liability company by Warranty deed from Pantheon Development, LLC, a Tennessee limited liability company of record in Instrument No. 20140701-0057912 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 01, 2014.

Being also known as 419 and 421 Lakehurst Nashville, TN 37206.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19th day of May, 2015.

R Squared Investments, LLC

[illegible]
James T. Reedy, II, Member

[illegible]
John M. Roberson, Jr., Member

James T. Reedy, II, Member
JR
JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared [illegible] James T. Reedy, Jr. and John M. Roberson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the authorized Members of R Squared Investments, LLC the within named bargainor, a Tennessee limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and seal, at office, this 19th day of May, 2015.

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY