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THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
CHIC 15334
Based on the information provided by the parties, no title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20150041111 DEEDQC
Recvd: 05/28/15 08:25 2 pgs
Fees:12.00 Taxes:0.00
20150528-0048813

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, CHARLES ANDREW HOBBS and JENNIFER L. HOBBS, convey and quitclaim unto AJH HOLDING, LLC, a Tennessee limited liability company, its successors and assigns, all of our right, title and interest in and to the following described real estate, to wit:

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot No. 33 in the Re-Subdivision of the Westover Subdivision of Lot No. 37 of the Cockrill Plan, as shown in Plan of said Re-Subdivision of record in Book 421, Page 25, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 33 fronts 100 feet on the westerly side of Duluth Avenue, and runs back westwardly between parallel lines 175 feet, more or lease, to a dead line.

Being the same property conveyed to Charles Andrew Hobbs and Richard Russell Teising by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of said Government, dated October 17, 2007, and of record as Instrument #20071022-0125001, in the Register's Office of Davidson County, Tennessee. Richard Teising conveyed his interest to Charles Andrew Hobbs and Jennifer L. Hobbs by Quitclaim Deed dated May 13, 2015, and of record in as Instrument No. 20150528-0048810, in the Register's Office of Davidson County, Tennessee.

PARCEL TWO:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Duluth Vernon Subdivision, of record in Instrument No. 20011030-0118204, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles Andrew Hobbs and wife, Jennifer Hobbs and Richard Russell Teising, unmarried, by deed from Mid-South Industries, Inc., dated July 16, 2007, and of record in Instrument No. 20070717-0084896, in the Register's Office of Davidson County, Tennessee. Richard Teising conveyed his interest to Charles Andrew Hobbs and Jennifer L. Hobbs by Quitclaim Deed dated May 13, 2015, and of record in as Instrument No. 20150528-0048811, in the Register's Office of Davidson County, Tennessee.

PARCEL THREE:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat - Resubdivision of Lot #1 Duluth Vernon Subdivision, of record in Instrument No. 20140127-0007113, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles A. Hobbs, Jennifer L. Hobbs, and Richard R. Teising, by deed from Triad Construction, LLC, dated May 23, 2014, and of record as Instrument No. 20140527-0045286, in the Register's Office of Dickson County, Tennessee. Richard Teising conveyed his interest to Charles Andrew Hobbs and Jennifer L. Hobbs by Quitclaim Deed dated May 13, 2015, and of record in as Instrument No. 20150528-0048812, in the Register's Office of Davidson County, Tennessee.

As to Parcels One, Two and Three, subject to the right-of-way of Duluth Avenue.

As to Parcel Two, subject to the right-of-way of Vernon Avenue.

As to Parcels Two and Three, subject to all matters as shown on plat of record in Instrument No. 20011030-0118204, in the Register's Office of Davidson County, Tennessee.

As to Parcel Three, subject to all matters as shown on plat of record in Instrument No. 20140127-0007113, in the Register's Office of Davidson County, Tennessee.

As to Parcel Three, subject to easement for sewers and/or storm drainage of record in Book 4365, Page 286, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, this 13th day of May, 2015.

CHARLES ANDREW HOBBS

JENNIFER L. HOBBS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, CHARLES ANDREW HOBBS and JENNIFER L. HOBBS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC ERIC THORNTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 05/19/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn before me this 13th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: _____

DANA B. MARLOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES APRIL 19, 2016

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Parcel One:
Map-Parcel: 91-9-31.00

Parcel Two:
Map-Parcel: 091090103200

Parcel Three:
Map-Parcel: 091 05 01 161.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
AJH HOLDING, LLC, a Tennessee limited liability company
5963 Post Road
Nashville, TN 37205