Davidson County DEEDQC
Recvd: 07/06/15 14:10 4 pgs
Fees:22.00 Taxes:0.00
20150706-0065113

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2160 Satellite Blvd., Ste 160
Duluth, GA 30097
File No.: 25578

Telephone No. 678-527-7889

Send tax bills to: SB TRS LLC
3300 Fernbrook Lane North, Suite 210
Plymouth, MN 55447

Name and address of new owner: SB TRS LLC
3300 Fernbrook Lane North, Suite 210 Plymouth, MN
55447

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

Source of title:
See Exhibit "A" attached hereto and incorporated herein.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

2015C PROPERTY OWNER LLC

the Grantor herein, have this day sold, transferred and conveyed unto the said,

SB TRS LLC

the Grantees herein, their (successors), heirs and assigns, all right, title and interest in the following real estate:

See Exhibit "A" attached hereto and incorporated herein.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following exceptions:

1. Lien of ad valorem taxes for the year 2015 and thereafter which are not yet due and payable.
2. Easements, rights of way, covenants and restrictions of record or apparent on the ground, or on, crossing or otherwise relating to the property; and any assessments (general or special) that may be imposed on the Property.

3. Zoning ordinances, building codes and other applicable laws, ordinances and governmental regulations affecting the Property.
4. Variations in the legal description, encroachments and any other matters that would be shown on a current and accurate survey of the Property.

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.

Witness our hand on _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

2015C PROPERTY OWNER LLC

By: _____
Name: Maria-Elena Perez
Title: Vice President of Dispositions

State of FL
County of Orange

Personally appeared before me the undersigned, Maria Elena Perez (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of Grantor, and that he executed the same as the free act and deed of said Grantor.

Witness my hand, at office, this 24 day of July, 2015.

_____
Notary Public
My commission expires:
(Affix Seal)

ANGELICA ADDIE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF140940
Expires 7/10/2018

VALUE AFFIDAVIT

State of Georgia
County of Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

_____
Affiant Kianna Walker

Subscribed and sworn to before me this 6th day of July, 2015.

_____
Notary Public
My Commission Expires:
(Affix Seal)

KATIE EARWOOD
NOTARY PUBLIC
GWINNETT COUNTY
GEORGIA
EXPIRES
AUG. 28, 2015

EXHIBIT A

STREET ADDRESS:	405 BLUEGRASS AVENUE, MADISON, TN, 37115
COUNTY:	DAVIDSON
CLIENT CODE:	SBY-1632
TAX PARCEL ID/APN:	051 12 0 085.00

BEING THE WESTERLY PART OF LOT NO. 22 ON THE PLAN OF MONTAGUE PARK AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE OF DAVIDSON COUNTY. SAID PART OF LOT NO. 22 FRONTS 80 FEET ON THE NORTHERLY SIDE OF BLUE GRASS AVENUE AND RUNS BACK 189.5 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 191.5 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 82 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP TO 2015C PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED RECORDED ON 04/06/2015, IN BOOK/PAGE 20150406-0029289, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Paul Jaretsky, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature:

State of ~~TENNESSEE~~ Georgia
County of ~~DAVIDSON~~ Gwinnett

Personally appeared before me, Krista Daniel, a notary public for this county and state, Paul Jaretsky, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

KRISTA DANIEL NOTARY PUBLIC EXPIRES GEORGIA June 12, 2017 FULTON COUNTY