BILL GARRETT, Davidson County
Trans:T20150054264 DEEDQC
Recvd: 07/06/15 14:36 2 pgs
Fees:12.00 Taxes:0.00
20150706-0065206

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
3472 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF Williamson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 30th day of June 2015.

Notary Public:

My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2019

ADDRESS OF NEW OWNER:
Saddleback Capital Group, LLC
22423 Hwy 14
Walden, CO
32345

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
117-08-0-140.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **JOHN TODD AND ZACHARY TODD,** (hereinafter referred to as **"GRANTOR"**) do quitclaim and convey all of our undivided right, title and interest, including, but not limited to our life estate, to the hereinafter described property to **SADDLEBACK CAPITAL GROUP, LLC,** (hereinafter referred to as **"GRANTEE"**) his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 175 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to John Todd and Zachary Todd by deed of Johnnie L. Williamson of record in Instrument No. 20150209-0011941, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1511 Ferguson Avenue, Nashville, TN 27212.

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.

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

IN WITNESS WHEREOF, this document was executed this 23 day of June, 2015.

JOHN TODD

ZACHARY TODD

STATE OF FLORIDA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JOHN TODD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein. Colorado Dr. Licrnse 04-096-0653

Witness my hand and official seal at office, this 23 day of June, 2015.

DENISE M. TOSADO
MY COMMISSION # FF 022076
EXPIRES: May 28, 2017
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ZACHARY TODD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 30 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: May 6th 2019

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY