This Instrument Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150057432 DEEDQC
Recvd: 07/15/15 12:43 3 pgs
Fees:17.00 Taxes:0.00
20150715-0069007

QUITCLAIM DEED

ADDRESS - NEW OWNER(S):	SEND TAX BILLS TO:	TAX INFORMATION
Jeffrey L. Holley 68 Berry Oaks Lane St. Louis, MO 63122	SAME	82-16D-2 CO
Eric J. Hughey 7101 Pershing Avenue St. Louis, MO 63130	SAME	

FOR AND IN CONSIDERATION of $1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H2 Properties, LLC,** a Tennessee Limited Liability Company (hereafter "Grantor"), does hereby quitclaim and convey unto **Jeffrey L. Holley and Eric Hughey**, all of their heirs, representatives, successors and assigns, as tenants-in-common, in equal shares such that each will have an undivided one-half interest, all of its right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. C on the Plan of Lookout Flats Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11574, page 878, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Lookout Flats Condominiums as shown on Exhibit "A" to the Master Deed, of record in Book 11574, Page 878, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to H2 Properties, LLC by Quitclaim Deed from Jeffrey L. Holley and Eric Hughey, recorded on the 3rd day of October, 2006 as Instrument No. 20061003-0122611, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 931C Russell Street, Nashville, Tennessee 37206.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, 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.

IN WITNESS WHEREOF, the GRANTOR(S) has/have caused this Quitclaim Deed to be executed (by and through its duly authorized officer) as of this 7th day of July, 20 15.

H2 PROPERTIES, LLC

JEFF HOLLEY, President

STATE OF MISSOURI)
)
COUNTY OF ST LOUIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Holley, duly authorized officer of H2 Properties, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that, being authorized to do so, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ST. LOUIS, MISSOURI, this 7 day of July, 20 15.

NOTARY PUBLIC

My Commission Expires: 7-13-2017

DIANE E. GREEN
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires 07-13-2017
Commission # 13741619

STATE OF MISSOURI)
)
COUNTY OF ST LOUIS)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

JEFFREY L. HOLLEY, AFFIANT/GRANTEE

ERIC HUGHEY, AFFIANT/GRANTEE

Sworn to and subscribed before me as to Jeffrey L. Holley, this 7th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 7-13-2017

DIANE E. GREEN
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires 07-13-2017
Commission # 13741619

Sworn to and subscribed before me as to Eric Hughey, this 7th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 7-13-2017

DIANE E. GREEN
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires 07-13-2017
Commission # 13741619