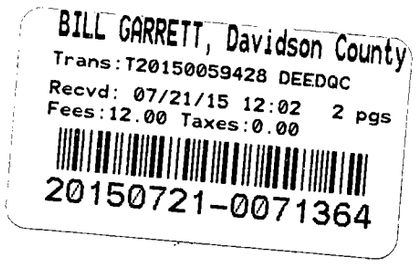
THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122



ADDRESS NEW OWNER:
Groundhogs Real Estate, LLC
5516 Maplesong Drive
Nashville, TN 37211

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 172040A
Parcel 096.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, his good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Daryl Spicer** the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Groundhogs Real Estate, LLC.,** hereinafter called the Grantee, their heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot Number 86 on the Plan of Phase Three Highlands of Brentwood of record in Instrument No. 200109200101749, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daryl Spicer, by Trustee's Deed from Wilson & Associates, PLLC, as Substitute Trustee, dated July 7, 2015 and filed of record in Instrument No. 20150721-0071363, Register's Office for Davidson County, Tennessee.

This is improved property known as: 240 Payson Court, Nashville, TN 37211

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 8 day of July, 2015.

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Daryl Spicer the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8 day of July, 2015.

Melissa Eddy
NOTARY PUBLIC

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: MY COMMISSION EXPIRES: JANUARY 24, 2017

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is 0.

Ryan L. Gardner
AFFIANT

Subscribed and sworn before me
this 8 day of July, 2015.

Melissa Eddy
NOTARY PUBLIC

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: MY COMMISSION EXPIRES: JANUARY 24, 2017

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Dean Robinson or Horizon Land Title, Inc. shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.