BILL GARRETT, Davidson County
Trans:T20150060805 DEEDQC
Recvd: 07/24/15 12:50 2 pgs
Fees:12.00 Taxes:0.00
20150724-0072872

Prepared by and Returnable to:
Robert C. Ashworth, Attorney at Law
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Liberty Luxe Properties LLC PO Box 1446 Franklin, TN 37065	New Owner	043-12-0-011.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **G & F HOLDINGS, LLC** ("Grantor") does hereby quitclaim and convey unto **LIBERTY LUXE PROPERTIES LLC** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

Being the same property conveyed to G & F HOLDINGS, LLC, by Warranty Deed from GREGORY JOSEPH LAMMERT, UNMARRIED, of record in Instrument No. 20150407-0030514, dated April 2, 2015, said Register's Office.

This is improved property known as **214/216 Rio Vista Drive, Madison, TN 37115**. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of July, 2015.

G & F HOLDINGS, LLC

By: _____ MANAGER
Evan Farmer A/K/A Evan R. Farmer, Jr.
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **EVAN FARMER A/K/A EVAN R. FARMER, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of G & F Holdings, LLC, a Wyoming limited liability company, the within named bargainor, and that he, as such Managing Member of the within named bargainor, executed the foregoing instrument for the purposes therein contained by signing his name as Managing Member of G & F Holdings, LLC.

Witness my hand, at office, this 23rd day of July, 2015.

_____
Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0- .

_____
AFFIANT

Subscribed and sworn to before me, this 23rd day of July, 2015.

_____
Notary Public

My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY