BILL GARRETT, Davidson County
Trans:T20150068461 DEEDQC
Recvd: 08/14/15 11:44 2 pgs
Fees:13.00 Taxes:74.00
20150814-0081731

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:
Sunnybrook Investment Company, LLC 1122 Lebanon Pike Nashville, Tennessee 37210	New Owner	172 03 0A 124.00 172 03 0A 125.00 172 03 0A 127.00 172 03 0A 135.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ADVANCED ASSET ACQUISITION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") does hereby quitclaim and convey unto **SUNNYBROOK INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to a certain tracts or parcels of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 57, 58, 60, and 107, as shown on the map entitled Final Plat of the Woodlands Subdivision, Phase Four, Section 1-B, of record as Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to ADVANCED ASSET ACQUISITION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from DEBT ASSISTANCE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated June 24, 2009, of record as Instrument No. 20090624-0058705, said Register's Office.

This is unimproved property known as:
1632 Boxwood Drive, Nashville, TN 37211 (172 03 0A 124.00)
1636 Boxwood Drive, Nashville, TN 37211 (172 03 0A 125.00)
1644 Boxwood Drive, Nashville, TN 37211 (172 03 0A 127.00)
1717 Boxwood Drive, Nashville, TN 37211 (172 03 0A 135.00)

The addresses are believed to be accurate but such addresses are 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 13th day of August, 2015.

Grantor:
Advanced Asset Acquisition, LLC, a Tennessee limited liability company

By: _____
Jeremy M. Boczulak, Chief Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy M. Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager and Sole Member of Advanced Asset Acquisition, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager and Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy M. Boczulak as Chief Manager and Sole Member.

Witness my hand, at office, this 13th day of August, 2015.

_____ Notary Public

My Commission Expires March 3, 2019

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $20,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 13th day of August, 2015.

_____ Notary Public

My Commission Expires March 3, 2019

My Commission Expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY