BILL GARRETT, Davidson County
Trans:T20150073754 DEEDQC
Recvd: 08/31/15 11:50 2 pgs
Fees:12.00 Taxes:0.00
20150831-0088022

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of August, 2015

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:

5108 Whitaker Dr.
Nashville, 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 175-04-0A-04100

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Groundhogs Real Estate, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to Armen Nadryan and Armen Masrejian, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 15A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime, located on Parks Retreat Drive, Antioch, Davidson County, Tennessee and described in a Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, as amended in Instrument No. 20030710-0095634, as re-recorded in Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Broadway Investment Group, by Substitute Trustee's Deed, of record in Instrument No. 20150831-0088021, Register's Office for Davidson County, Tennessee.

This is improved property known as 3913 Parks Retreat Drive, Antioch, TN 37013.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27th day of August, 2015.

GROUNDHOGS REAL ESTATE, LLC

By: Steve Chaisson
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Steve Chaisson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Groundhogs Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27th day of August, 2015

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County