BILL GARRETT, Davidson County
Trans:T20150081618 DEEDQC
Recvd: 09/25/15 08:25 2 pgs
Fees:12.00 Taxes:0.00
20150925-0097473

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Cadence Construction, LLC 3058 Trey Court Spring Hill, TN 37174	SAME	Map 91-2 Parcel 202.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Robert J. Schneider and Brian Foran,** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **Cadence Construction, LLC, a Tennessee limited liability company,** in and to the following properties located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A & B as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for 6013 California Ave. Townhomes. a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20150112-0003189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Schneider and Brian Foran by Warranty Deed from Donnie W. White, filed for record on January 6, 2015 as Instrument No. 20150106-0001375, corrected in Instrument No. 20150831-0087931, Register's Office for Davidson County, Tennessee.

This is property known as 6013 California Avenue, Unit A & B, Nashville, TN 37209

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, We have hereunto set our hand on this the 21st day of September, 2015.

Robert J. Schneider

Brian Foran

The Property Being Conveyed is Investment Property.

AKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of said County, **Robert J. Schneider**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of September.

Commission Expires:

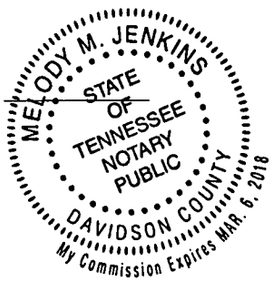
MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of said County, **Brian Foran**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

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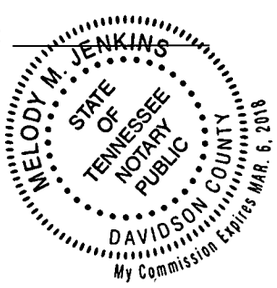
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2015.

Commission Expires: 

Notary Public