BILL GARRETT, Davidson County
Trans:T20150089205 DEEDQC
Recvd: 10/20/15 12:33 2 pgs
Fees:12.00 Taxes:0.00
20151020-0106531

PREPARED BY:
Bryan D. Spicer, Attorney
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Affiant: _____

Subscribed and sworn before me, this 19, day of October, 2015.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Joseph John Bauer, Trustee 912 Calib Ct., B-100 Franklin, TN 37067	New Owner	092-15-0-F-002.00 CO 092-15-0-F-900.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **jjb properties, llc, a Tennessee limited liability company** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust, dated December 2, 1995,** (hereinafter referred to as "**GRANTEE**") his successors, heirs and assigns, in and to the following described tracts or parcels of land:

Being Unit B and the common area, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at Hayes Street, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20140326-0024827, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units.

Being a portion of the property conveyed to jjb properties, llc, a Tennessee limited liability company, by Warranty Deed from ADS of South Florida, LLC, a Florida limited liability company, dated March 21, 2014, of record in Instrument No. 20140326-0024825, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2120 Hayes Street, Nashville, TN 37203.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 19 day of October, 2015.

jjb properties, llc

Joseph J. Bauer, S.M.

By Joseph J. Bauer, its 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 Joseph J. Bauer, 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 Sole Member of jjb properties, llc, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of jjb properties, llc, as Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of October, 2015.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016