BILL GARRETT, Davidson County
Trans:T20150090943 DEEDQC
Recvd: 10/26/15 13:05 5 pgs
Fees:27.00 Taxes:0.00
20151026-0108632

This Instrument Prepared by:

Jeffrey A. Gatscher, c/o CJC Investors, LLC
7101 Holt Run Drive
Nashville, TN 37211

Name and Address of New Owner:	**Send Tax Bills To:**
CJC Investors, LLC	Same
7101 Holt Run Drive	
Nashville, TN 37211	

QUITCLAIM DEED
Under 66-5-103(B)(2)

FOR AND IN GOOD CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good consideration, the receipt and sufficiency of which is hereby acknowledged, I, ASHLEY TYNE PEARSALL, unmarried, hereinafter referred to as Grantor, do hereby, transfer, convey, and forever quitclaim unto CJC INVESTORS, LLC, a Tennessee limited liability company, on behalf of JEFFERY A. GATSCHER and CONNIE C. GATSCHER, members, hereinafter called Grantees, their heirs and assigns, all right, title and interest in and to the following described property:

Land in Davidson County, Tennessee, being a Condominium Apartment known as Unit No. A-7 of the BeechTree Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Beech Tree Condominiums, of record in Book 11174, page 284, and as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as Shown on the Exhibit Map to the First Amendment to the Master Deed of record in Book 11680, page 193, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Ted J. Stevenson, II, unmarried, by Deed from CABANA, LLC, a Tennessee limited liability company, filed for record March 3, 2000 as Instrument No. 20000303-0021566, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Tyne Pearsall, unmarried, by Deed from Ted J. Stevenson, II, unmarried, filed for record December 3, 2007 as Instrument No. 20071203-0139610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Tyne Pearsall, unmarried, by Release of Deed from Mortgage Electronic Registration Systems, Inc. solely as nominee for First Tennessee Home Loans, a division of First Tennessee Bank, N.A., its successors and assigns, P.O. Box 2026, Flint, Michigan 48501-2026, filed for record February 19, 2013 as Instrument No. 20130219-0016005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Tyne Pearsall, unmarried, by Release of Deed from Mortgage Electronic Registration Systems, Inc. solely as nominee for Quicken Loans, Inc., its successors and assigns, P.O. Box 2026, Flint, Michigan 48501-2026, filed for record September 14, 2015 as Instrument No. 20150914-0093165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Assessor's Parcel Number: **105-10-0-A-107.00CO**

Being all that real property known as: **2020 Beech Avenue, Unit A-7, Nashville, TN 37204**

WITNESS our hand this 26th day of October, 2015.

CJC INVESTORS, LLC by JEFFREY A. GATSCHER
(Member)

CJC INVESTORS, LLC by CONNIE C. GATSCHER
(Member)

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26th day of October, 2015, before me personally appeared **JEFFREY A. GATSCHER and CONNIE C. GATSCHER, on behalf of CJC INVESTORS, LLC**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notary Seal.

KATYA MARIE LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06-04-2017

WITNESS my hand this 26th day of October, 2015.

ASHLEY TYNE PEARSALL

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26th day of October, 2015, before me personally appeared **ASHLEY TYNE PEARSALL**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notary Seal.

Notary Public

My Commission Expires: 06-04-2017

KATYA MARIE LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear or affirm that the actual good consideration for this transfer of the property is not greater than $10.00, to the best of the Grantor's knowledge, information and belief.

Affiant

Sworn and subscribed before me this 26th day of October, 2015.

Notary Public

My Commission Expires: 06-04-2017

KATYA MARIE LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY