BILL GARRETT, Davidson County
Trans:T20150099018 DEEDQC
Recvd: 11/20/15 13:42 2 pgs
Fees:12.00 Taxes:0.00
20151120-0118016

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

Affiant: _____

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

Notary Public: _____
My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

ADDRESS OF NEW OWNER:
YNB Partners
912 Calib Ct., B-100
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
092-15-0-F-006.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust, dated December 2, 1995** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **YNB Partners, a Tennessee general partnership**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract or parcel of land:

Being Unit F 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. AND Being a portion of the property conveyed to Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust, dated December 2, 1995, as of record in Instrument No. 20151020-0106530, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2128 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 18th day of November, 2015.

The Bauer 1995 Revocable Trust

By Joseph John Bauer, Trustee

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 John 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 Trustee of The Bauer 1995 Revocable Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Bauer 1995 Revocable Trust, as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of November, 2015.

Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018