This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20150102961 DEEDQC
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Fees:13.00 Taxes:832.50
20151204-0122697

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Dahlroos Family Investment Services Trust 301 Demonbreun St. Unit 903, Nashville TN 37201	Dano Family Investment Services Trust 2811 Oakland Ave Nashville, TN 37212	082-14-0-008.00 082-14-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Kimberly Dano, as Trustee of the DANO FAMILY INVESTMENT SERVICES TRUST ("**Grantor**") does hereby assign, transfer and convey, and quitclaim an undivided **TWENTY and 45/100 PERCENT (20.45%)** tenancy in common interest of Grantor's rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto David Dahlroos, III, as Trustee of the DAHLROOS FAMILY INVESTMENT SERVICES TRUST, and its successors, heirs and assigns. The real estate, in which the undivided interest is transferred, is described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 31 on the original plan of Nashville, not of record, and described as follows:
>
> Beginning at the southwest intersection of 3rd Avenue North, and Harrison Street; thence with the margin of said avenue, southerly 70 feet to a point; thence westerly 108 feet to a point; thence northerly 70 feet to a point in the southerly margin of Harrison Street; thence with the margin of the same, easterly 108 feet to the point of beginning.
>
> Being the same property conveyed to the Dano Family Investment Services Trust by Warranty Deed recorded on the 17th day of August, 2015 as Instrument No. 20150817-0082310.

THIS conveyance is subject to a Deed of Trust recorded as Instrument No. 20150817-0082311 and an Assignment of Rents recorded as Instrument No. 20150817-0082312, both recorded on the 17th day of August, 2015, Register's Office for Davidson County, Tennessee (collectively, the "**Recorded Encumbrances**").

Grantor shall maintain responsibility for paying the now-existing mortgage secured by the Recorded Encumbrances. Grantor shall hold the Dahlroos Family Investment Services Trust harmless for any and all liabilities associated with the foregoing Recorded Encumbrances.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $225,000.

Subscribed and sworn to before me this the 4th day of December, 2015.

Affiant

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018

This conveyance is a TWENTY and 45/100 PERCENT (20.45%) undivided tenancy in common interest in the improved property, known as 717 & 719 3rd Avenue North, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 4th day of December, 2015.

Kimberly Dano, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Dano, as Trustee of the Dano Family Investment Services Trust, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018