THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information Furnished by the parties. 2015-1413 Davidson County DEEDQC Recvd: 12/21/15 15:42 4 pgs Fees:22.00 Taxes:0.00 **20151221-0128244**	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 10th day of DECEMBER 2015. *Notary Public* *My commission expires:* 7-18-16 BARBARA HOLBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner:
VBS Holdings, a TN GP
1606 Twin Sq
Franklin, TN 37067

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
1419 Otay Street Units A and B Nashville, TN, 37216	PORTION OF 072 11 0 192.0

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **H & B Development Partners, a Tennessee General Partnership**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **VBS Holdings, a Tennessee General Partnership,** hereinafter called **"GRANTEES,"** its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1419 Otay Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150424-0037060, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being property conveyed to H & B Development Partners, GP, a Tennessee general partnership by Warranty deed from Millennial Investment Group, LLC, a Domestic limited liability company of record in Instrument No. 20141114-0105471 Register's Office for Davidson County,

Tennessee, dated November 10, 2014 and recorded on November 14, 2014.

WITNESS my hand this 10th day of DECEMBER, 2015.

H & B Development Partners, a TN General Partnership

By: _____
Rodney VanWagoner, its authorized partner

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney VanWagoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal at office, this 10th day of DECEMBER, 2015.

BARBARA HOLBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 7-18-16

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

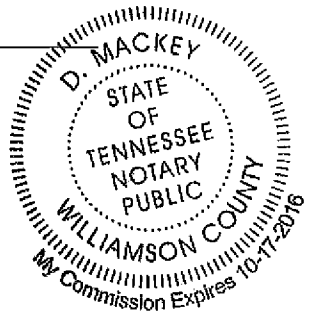
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

