THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20150110616 DEEDQC
Recvd: 12/31/15 15:34 2 pgs
Fees:12.00 Taxes:0.00
20151231-0131751

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Element Ventures, LLC 408 Taylor Street, Ste. 202 Nashville, TN 37208	New Owner(s)	083020J00100CO 083020J00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Element Ventures, LLC, a Tennessee Limited Liability Company**, its heirs, successors and/or assigns, all its right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Units 1538C and 1538D, as established in Declaration of Covenants, Conditions and Restrictions for The Element at 1538 Douglas, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150226-0016807, 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 a portion of the same property conveyed to Bobby Dunlap, Regina B. Dunlap and Louis T. Dunlap, Jr. by Quit Claim deed from Ella Mae Dunlap of record in Instrument No. 20100907-0070649 Register's Office for Davidson County, Tennessee, dated September 1, 2010 and recorded on September 7, 2010.

Being a portion of the same property conveyed to Amanda Dean, as Trustee for the East Douglas Trust by Warranty deed from Bobby Dunlap, Regina B. Dunlap, Louis T. Dunlap, Jr. and Ella Mae Dunlap, her life estate interest of record in Instrument No. 20141120-0106864 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 20, 2014.

Being the same property conveyed to Woodland Street Partners, LLC by Warranty deed from Amanda Dean, as Trustee for the East Douglas Trust of record in Instrument No. 20141204-0111409 Register's Office for Davidson County, Tennessee, dated December 2, 2014 and recorded on December 4, 2014.

This is improved property also known as 1538 C and D Douglas Avenue, (Units C & D) Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 28th day of December, 2015.

Carmen Coats
Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 28th day of December, 2015.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By:_____
Name: Brett M Diaz
Title: Member

By:_____
Name: Zachary K Thomas
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M Diaz and Zachary K Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Members of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2015.

_____
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018