PREPARED BY: *Robert J. Hazard, Esq.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE SOUTH, STE. 1700 NASHVILLE, TN 37201 615.244.4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is -$0-. Subscribed and sworn to before me, this 21st day of December, 2015. Notary Public My Commission Expires: 1/4/2018

New Owner Address:
Ratt and Son, LLC
317 Fairfax Ave
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
104 10 0 093.00

QUITCLAIM DEED

Jerry Michael Stelmaszak and **Patricia Jo Stelmaszak** ("Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Jerry Michael Stelmaszak and Patricia Jo Stelmaszak, Co-Trustees of The Jerry Michael Stelmaszak and Patricia Jo Stelmaszak Family Trust dated December 21, 2016** ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

BILL GARRETT, Davidson County
Trans:T20160002588 DEEDQC
Recvd: 01/11/16 15:06 3 pgs
Fees:17.00 Taxes:0.00
20160111-0002833

WITNESS my hand this 21st day of December, 2015.

Jerry Michael Stelmaszak

Patricia Jo Stelmaszak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry Michael Stelmaszak** and **Patricia Jo Stelmaszak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 21st day of December, 2015.

ROBERT J. MAZARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/2018

Exhibit A

Land in Davidson County, Tennessee being the easterly 75 feet front of Lot No. 52 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for said County described as follows:

Beginning at the southwest corner of Fairfax and Marlborough Avenue, being the northeast corner of said Lot No. 52; thence with the southerly margin of Fairfax Avenue westerly 75 feet to a point 50 feet easterly from the corner of Lots Nos. 51 and 52 on said plan; thence southwardly parallel with the line between said two lots to a point on the margin of Marlborough Avenue; thence northeasterly with the margin of said Avenue to the beginning.

Being the same property conveyed to Jerry Michael Stelmaszak and Patricia Jo Stelmaszak by John W. Reynolds, Jr. and Mary Reynolds of record in Instrument 20000905-0087772, Register of Deeds, Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property known as 317 Fairfax Avenue, Nashville, Tennessee, 37215.