This certificate prepared by the Office of the Director, Specialty Collection- Offers, Liens and Advisory, SBSE, of Internal Revenue at Nashville, Tennessee

QUITCLAIM DEED

(Pursuant to Section 6338(b) of the Internal Revenue Code of 1986)

THIS DEED is made this 29th day of December, 2015, by and between Renee Mitchell, Area Director of Internal Revenue for Collection, Central States Area, Small Business/Self Employed, **Grantor**, and Cornerstone Investments, Inc., 718 Thompson Lane, Suite 108, Nashville, TN, 37207, **Grantee**.

WITNESSETH:

WHEREAS, by virtue of levy issued to collect unpaid taxes due the United States and payable by Ronald M. McClaron, 4364 Enchanted Circle, Nashville, TN, 37218, which taxes were duly assessed and remained unpaid more than ten days after notice and demand, the Area Director of Internal Revenue, Central States Area, Small Business/Self Employed, through his duly authorized Revenue Officer, seized the property hereinafter described and offered same for sale on June 30, 2015, after having given public notice of the time and place in the manner and form as required by statutes in such cases, and that at such sale the property was sold as provided by Sections 6331 and 6335, Internal Revenue Code of 1986, at public sale to Cornerstone Investments, Inc., 718 Thompson Lane, Suite 108, Nashville, TN 37207, for the sum of Seven Hundred Thirty Six Thousand and 00/100 Dollars ($736,000.00).

– New owner & Tax Bill's

WHEREAS, more than 180 days have elapsed since the date of sale for the purpose of redeeming the said property described in Certificate of Sale of Seized Property, issued June 30, 2015, under authority of Section 6338(a) of the Internal Revenue Code of 1986; and whereas no redemption has been made in accordance with Section 6337(b) of the Internal Revenue Code of 1986.

NOW, THEREFORE, the **Grantor**, as Area Director of Internal Revenue, Collection, Central States Area, by virtue of the levy and in consideration of the amount

BILL GARRETT, Davidson County
Trans:T20160003001 DEEDQC
Recvd: 01/12/16 14:34 3 pgs
Fees:18.00 Taxes:2723.20
20160112-0003313

paid as aforesaid, receipt of which is hereby acknowledged, and upon surrender of the Certificate of Sale of Seized Property, issued June 30, 2015, has conveyed and by these presents does convey, remise, release, and forever quitclaim unto said Cornerstone Investments Inc., **Grantee**, free and clear of all Federal tax liens that have attached to the real property prior to the issuance of this deed, in accordance with the provisions of section 6339(b) of the Internal Revenue Code of 1986, all of the estate, right, title and interest which Ronald M. McClaron had of, in, and to all that tract or parcel of land hereinafter described to wit:

The tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 101 and Unit 801, The Westview Condominiums, a horizontal Property Regime, as established under Master Deed of record in Instrument 20050121-008174 and as amended and restated in Instrument 20070713-0083555, Register's Office, Davidson County, Tennessee, together with the undivided interest in and to each unit to which reference is hereby made for a more complete and accurate description.

Being the property conveyed to Ronald M. McClaron by McClaron & Associates, LLC by Quitclaim Deed dated August 29, 2014 and filed for recording in Instrument 20140904-0081013, September 4, 2014, Register's Office, Davidson County, Tennessee.

Being a part of the property conveyed to McClaron & Associates, LLC by Ronald M. McClaron by Quitclaim Deed dated January 20, 2005 and filed for recording in Instrument 20050121-0008172, January 21, 2005, Register's Office, Davidson County, Tennessee.

Being a part of the property conveyed to Ronald M. McClaron by Joseph A. Avary, Chief Deputy United States Marshal for the Middle District of Tennessee by Quitclaim Deed dated September 30, 2003 and filed for recording in Instrument 20040709-0082014, July 9, 2004, Register's Office, Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $736,000.00.

IN WITNESS WHEREOF, the **Grantor** has set his hand and seal the day and year first above written.

map4 parcel # 093-05-4B-001.00
& # 093-05-4B-011.00

Deanna McGhee
Acting Advisory Group Manager
Specialty Collection- Offers, Liens & Advisory
Small Business/Self Employed

For: Leticia Dunn
Advisory Group Manager, Group 1
Specialty Collection- Offers, Liens & Advisory
Small Business/Self Employed

For: Renee Mitchell
Internal Revenue Service, Area Director
Collection, Central States Area
Small Business/Self Employed

(STATE OF Tennessee)
(COUNTY OF DAVIDSON)

Signed, Sealed and Delivered
In the Presence of:

L. Kimes
Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 736,000.00
Affiant
Subscribed and sworn before me this the
12 **Day of** Jan, **20** 16
Abby Olite, **Deputy Register**

Personally appeared before me, Sandra Jackson, a Notary Public in and for said State and County, the within named Deanna McGhee, Acting Advisory Group Manager, State of Tennessee, the bargainer, with whom I am personally acquainted and known by me to be such officer who acknowledged that she executed the within instrument as such officer freely and voluntarily, for the purpose therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Nashville, Tennessee, this 5th day of January, 2016.

Notary Public

SANDRA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

My Commission Expires 10/7/2019