This Instrument was Prepared by: Fannie J. Harris, Attorney at Law, 1507 16th Ave. South, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160024050 DEEDQC
Recvd: 03/24/16 13:18 2 pgs
Fees:12.00 Taxes:0.00
20160324-0028003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $ 0 .

Ashley Hirsch-Mitchell
Affiant

Subscribed and sworn to before me, this the 17th day of March, 2016.

Fannie J. Harris
Notary Public
My Commission Expires:
December 6, 2017

FANNIE J. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Mario Mitchell 729 Hardys Court White Creek, TN 37189	Mario Mitchell 729 Hardys Court Whites Creek, TN 37189	40-A-16.00

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), and pursuant to a Davidson County, Tennessee Fourth Circuit Court Order in Case Number 13-D-545, the receipt of which is hereby acknowledge, I, Ashley Grace Hirsch-Mitchell ("Grantor"), hereby convey to Mario Mitchell (Grantee"), his heirs and assigns, all of Grantor's interest in a certain tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Whites Creek Manor, as of record in Instrument No. 20061130-0148061, Register"s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Alireza Sheibani Madraji by Quitclaim Deed from Hamidreza Parsa, dated April 8, 2013, filed April 15, 2013, in instrument No. 20130415-0037402, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Hamidreza Parsa by Quitclaim Deed dated May 13, 2012, in Instrument No. 20120516-0042409, said Register's Office, and further being a portion of the property conveyed to Best Built Construction, Inc., a Tennessee Corporation by Warranty Deed dated December 11, 2006, in

Instrument No. 20061221-0157225, said Register's Office.

Being the same property conveyed by Warranty Deed to Mario Mitchell, a married man, and recorded in Instrument No. 20130705-0069857, Register's Office for Davidson County, Tennessee, by Alireza Sheibani Madraji on behalf of Javad Salimi, pursuant to a Power of Attorney executed by Alireza Sheibani Madraji on October 15, 2012, of record in Instrument No. 20130429-0042286, Register's Office for Davidson County, Tennessee.

This is improved property located at 729 Hardys Court, White Creek, TN 37189.

IN TESTIMONY WHEREOF, Grantor has executed this instrument on this the 17th day of March, 2016.

Ashley Grace Hirsch-Mitchell
ASHLEY GRACE HIRSCH-MITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Within named ASHLEY GRACE HIRSCH-MITCHELL, the Grantor with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes contained therein.

WITNESS my hand and official seal, on this the 17th day of March, 2016.

Fannie J. Harris
NOTARY PUBLIC

My commission expires: November 6, 2017

FANNIE J. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY