BILL GARRETT, Davidson County
Trans:T20160030463 DEEDQC
Recvd: 04/14/16 15:17 4 pgs
Fees:22.00 Taxes:0.00
20160414-0035899

RECORDING REQUESTED BY:

Lion's Head Properties, LLC

INSTRUMENT PREPARED BY:

Shauna Pettus
4487 Post Place Apt. 107
Nashville, Tennessee 37205

(Above reserved for official use only)

RETURN DEED TO:

Shauna Pettus
Lion's Head Properties, LLC
73 White Bridge Rd. Suite 103-179
Nashville, Tennessee 37205

SEND TAX STATEMENTS TO:
New Owner
[redacted]
Lion's Head Properties, LLC
73 White Bridge Rd. Suite 103-179
Nashville, Tennessee 37205

Tax Parcel/APN # 52-13-B-112.00
CO

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE

DATE: April 14, 2016

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Shauna Pettus, Affiant
Subscribed and sworn before me this the
14 Day of April, 2016.
, Deputy Register

hereby quitclaims to the below-named grantee (hereinafter **"Grantee"**) and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 2346 Benay Road, Nashville, Davidson county, Tennessee 37214 (the **"Property"**).

Map & Parcel 52-13-B-112.00 CO

~~Legal Description: 52-13-B-112.00 CO~~

Grantor: Shauna Pettus
Marital Status: Not married
Address: 4487 Post Place Apt. 107
Nashville, Tennessee 37205

Grantee: Lion's Head Properties, LLC
Agent: Shauna Pettus
Marital Status: Not applicable
Address: 73 White Bridge Rd. Suite 103-179
Nashville, Tennessee 37205

Vesting Information / Property Interest: Lion's Head Properties, LLC receives the property from Grantor in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on April 14, 2016.

Grantor (or authorized agent)
Signed: Shauna Pettus
Print Name: Shauna Pettus

Witnesses

On this the 14th day of April, 2016, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Cameron Robinson Shauna Pettus
Dallas Hill

(names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

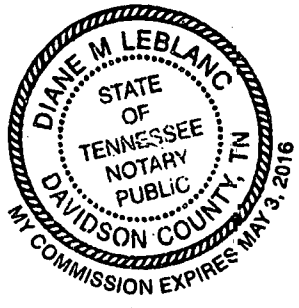
On this the 14th day of April, 2016, the foregoing QUIT CLAIM DEED, entered into as of April 14, 2016, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Shawna Pettus
Cameron Robinson Dallas Hill

(names of signatories).

WITNESS my hand and official seal.

PRINT: Diane LeBlanc [Affix seal]



SIGN: _____ My Commission Expires: May 3, 2016

NOTARY PUBLIC

FIRST WITNESS	SECOND WITNESS
Signed:	Signed: Dallas Hill
Dated: 4-14-16	Dated: 4/14/16
Print Name: Cameron Robinson	Print Name: Dallas Hill
Address: 1820 West End Ave Nashville TN 37203	Address: 1820 West End Ave. Nashville TN 37203

File No.: 16148

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 150, First Revision, Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section I, as shown on plat of record in Plat Book 9700, page 283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shauna Pettus, by deed of record in Instrument No. 20101208-0097715, Register's Office for Davidson County, Tennessee.

Source of Title
20101208-0097715