QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-FSBO-16-1071-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FMBC Investments, LLC	New Owner	093150C10000CO 093150C20000CO 093150C30000CO
(NAME)	(NAME)	093150C40000CO 093150C50000CO 093150C60000CO
3716 West End Avenue (ADDRESS)	(ADDRESS)	093150C70000CO 093150C80000CO 093150C90000CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID PRITCHARD,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units 1056A, 1056B, 1056C, 1056D, 1056E, 1058A, 1058B, 1058C, 1058D, 1058E as shown in the Declaration of Covenants, Conditions and Restrictions for MODERN COTTAGES AT SOUTHVIEW HOMEOWNER'S ASSOCIATION, INC., A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument Number 20150804-0077468 and amended in Instrument No. 20150820-0083891, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to FMBC Investments, LLC, a Tennessee limited liability company by deed from Jackie Cox filed for record in Instrument No. 20141002-0091223, Register's Office for Davidson County, Tennessee and property conveyed to David Pritchard by deed from Edward P. Chrismon filed for record in Instrument No. 20070822-0100318, Register's Office for Davidson County, Tennessee.

This is property known as:
1056 A 2nd Avenue South, Nashville, Tennessee 37210
1056 B 2nd Avenue South, Nashville, Tennessee 37210
1056 C 2nd Avenue South, Nashville, Tennessee 37210
1056 D 2nd Avenue South, Nashville, Tennessee 37210
1056 E 2nd Avenue South, Nashville, Tennessee 37210
1058 A 2nd Avenue South, Nashville, Tennessee 37210
1058 B 2nd Avenue South, Nashville, Tennessee 37210
1058 C 2nd Avenue South, Nashville, Tennessee 37210
1058 D 2nd Avenue South, Nashville, Tennessee 37210
1058 E 2nd Avenue South, Nashville, Tennessee 37210

BILL GARRETT, Davidson County
Trans:T20160030975 DEEDQC
Recvd: 04/15/16 14:20 2 pgs
Fees:12.00 Taxes:0.00
20160415-0036578

Witness my/our hand(s) this the 13th day of April, 2016.

David Pritchard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID PRITCHARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2016.

Notary Public

My Commission Expires: 3/6/18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212