THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160031046 DEEDQC
Recvd: 04/15/16 15:54 2 pgs
Fees:12.00 Taxes:0.00
20160415-0036664

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Shawn Bailes & Elizabeth Bailes, and Frankie L. Jones 3716 West End Avenue Nashville, TN 37205	New Owner(s)	092-09-0R-001.00-CO - Unit A & 092-09-0R-002.00-CO-- Unit B

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frankie L. Jones, unmarried,** by these presents do hereby quitclaim and convey unto **Shawn Bailes and Elizabeth Bailes, husband and wife, and Frankie L. Jones, unmarried,** his/her/their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit Nos. A & B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 408 37th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 201500407-0030309, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to FMBC Investments by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20140603-0048084 Register's Office for Davidson County, Tennessee, dated May 14, 2014 and recorded on June 3, 2014.

Being the same property conveyed to Frankie L. Jones, unmarried by Warranty deed from FMBC Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150326-0026288 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 26, 2015.

This is improved property also known as 406 and 408 37th Avenue North Nashville, TN 37209-3730.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
13th day of April, 2016.

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13th day of April, 2016.

Frankie L. Jones

Frankie L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018