This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Treehouse Investments LLC
Po Box 111673
Nashville TN 37222

MORTGAGEE:
MGP Properties
4741 Brick Church Pike
Goodlettsville, TN 37072

PARCEL 08107038400

Davidson County DEEDQC
Recvd: 04/27/16 13:56 2 pgs
Fees:12.00 Taxes:0.00
20160427-0041100

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Family Trust Services, LLC** hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that it may have in and to the following described real property unto **Treehouse Investments LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 34 in the Cephas Woodard Re-Subdivision of the Woodard Property, a plan which is of record in Book 161, page 174, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the west side of Cephas Avenue, and extends back between parallel lines 115 feet to an alley.

Being the same property conveyed to Family Trust Services, LLC, by deed dated January 8, 2016, from Jacqueline C. Walden, Rayetta Mitchell, James L. Cross and Lisa M. Cross, all the Heirs at Law of Annie M. Cross, of record in Instrument No. 20160111-0002634, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is improved property known as 1911 Cephas St., Nashville, Tennessee 37208.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this the 20 th day of April, 2016.

Family Trust Services, LLC

By: Scott Stephens, Authorized Member

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Scott Stephens,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the authorized member of **Family Trust Services, LLC** the within named bargainor(s), a company, and that he as such authorized officer, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name of the company as such authorized member

WITNESS my hand and official seal this 20 day of April, 2016.

NOTARY PUBLIC
MyCommissionExpires: 1/19/20

ALLYSON L. HEITHCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 20 th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: 1/19/20

ALLYSON L. HEITHCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27TH day of APRIL, 2016, personally appeared before me, a notary public for this county and state, CHRISTIE J LANNOM, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 25, 2019