BILL GARRETT, Davidson County
Trans:T20160037528 DEEDQC
Recvd: 05/05/16 13:47 2 pgs
Fees:12.00 Taxes:0.00
20160505-0044685

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 29th, day of April, 2016.

Notary Public: _____
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

ADDRESS OF NEW OWNER:
305 Dupont LLC, a designated series of Happy Places LLC, a Tennessee limited liability company
1914 Shelby Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
043-09-0-169.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Ronald David Sesler and wife, Diane Marie Sesler**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **305 Dupont LLC, a designated series of Happy Places LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 26 of Block C, on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County.
>
> Said part of said Lot No. 26 fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines, 165 feet to a dead line.
>
> Being the same property conveyed to Ronald David Sesler by Warranty Deed from Allison E. Knox and Bertha Ann Knox, unmarried persons, dated December 3, 1993, of record in Book 9178, page 503, Register's Office for Davidson County, Tennessee. Diane Marie Sesler, joins in this conveyance to convey any interest she may have by virtue of her marriage to Ronald David Sesler or otherwise.

This property is commonly known as: 305 Dupont Avenue, Nashville, TN 37115.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 29th day of April, 2016.

Ronald David Sesler

Diane Marie Sesler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ronald David Sesler and Diane Marie Sesler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 29th day of April, 2016.

NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

My Commission Expires: _____