BILL GARRETT, Davidson County
Trans:T20160038057 DEEDQC
Recvd: 05/06/16 15:12 2 pgs
Fees:12.00 Taxes:0.00
20160506-0045341

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **File: 16036844**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 3rd day of May, 2016. Notary Public My Commission Expires:

WILLIAM B. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Robert G. Shuler 3714 West End Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 91-12-325.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MAD-SHU Properties, LLC,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Robert G. Shuler,** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 419, Block 80, PLAN NO. 1 OF WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Robert Shuler, Unmarried to MAD-SHU Properties LLC, a Tennessee Limited Liability Company as recorded on the 10th day of July, 2015 in Instrument No. 20150710-0067395; part of Warranty Deed from William Anthony, married to Robert Shuler as recorded on the 27th day of February, 2015 in Instrument No. 20150227-0017024 and part of Warranty Deed from Philip E. Chamblee, married to William R. Anthony as recorded on the 22nd day of August, 2000 in Instrument No. 200008220083177, in the Register's Office of Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2016.

MAD-SHU Properties, LLC

By: _____
Robert G. Shuler, Member

By: _____
Scott M. Hammrich, Member

By: _____
Stephen M. Hay, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert G. Shuler and Scott M. Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of MAD-SHU Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal at office, this 3rd day of May, 2016.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2016.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen M. Hay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of MAD-SHU Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal at office, this 3rd day of May, 2016

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018