Davidson County DEEDQC
Recvd: 05/09/16 10:39 6 pgs
Fees:32.00 Taxes:0.00
20160509-0045638

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CASEY WILSON
ASCENTIAFE
2202 N. WESTSHORE BLVD. #200
TAMPA, FL 33607

OWNER (SEND TAX BILLS TO):

DENALI PROPERTIES, LLC
2000 MALLORY LANE, STE 130-67
FRANKLIN, TN 37067

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN ELLWOOD, unmarried, and FRANK VERDUN, unmarried as tenants in common (herein, "Grantor"), whose address is 2000 Mallory Lane, Ste 130-67, Franklin, TN 37067, hereby bargains, sells, remises, releases, quit claims and conveys to DENALI PROPERTIES, LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is 2000 Mallory Lane, Ste. 130-67, Franklin, TN 37067, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

WITNESS my hand and seal this 21st day of April, 2016.

PIN NO: 081150219.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Brian Ellwood

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian Ellwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2016.

[Affix Notary Seal]

BRYAN M WEINSTEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124032617
MY COMMISSION EXPIRES MAY 25, 2020

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/25/2020

GRANTOR:

Frank Verdun

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Frank Verdun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2016.

[Affix Notary Seal]

BRYAN M WEINSTEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124032617
MY COMMISSION EXPIRES MAY 25, 2020

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/25/2020

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration in accordance with that section.

OATH OF CONSIDERATION

STATE OF Colorado
COUNTY OF Denver

The actual consideration for this transfer is ZERO and 00/100 DOLLARS ($0.00).

GRANTEE

Grantee signature _____
Denali Properties, LLC
Printed name: Brian Ellwood
Title: President

Subscribed and sworn to under oath before me, this 21st day of Apr., 2016.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/25/2020

[Affix Notary Seal]

BRYAN M WEINSTEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124032617
MY COMMISSION EXPIRES MAY 25, 2020

EXHIBIT A

[Legal Description]

Being the easterly part of the westerly one-half of Lot No. 410 in McGavock and Wetmore Addition to Nashville called the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north Right-of-Way of Underwood Street, being North 65 deg. 55 minutes East - 222 feet from the east Right-of-Way of Dr. D.B. Todd Blvd. Said point being the common corner with Marie E. and Ronald M. Stewart (DB 5348, PG 222) and being southwest corner of the herein described property.

Thence, with the east line of Stewart, North 43 deg. 30 minutes 00 seconds West - 129.93 feet to a point in the south Right-of-Way of Cockrill St.:

Thence, with the Right-of-Way of Cockrill St. North 47 deg. 17 minutes 38 seconds East - 31.72 feet to a point at the northwest corner of Carolyn Carlton (Instr. #20101022-0084909);

Thence, with the west line of Carlton and John D. and Susie Mae Walden (DB 5241, PG 773), South 43 deg. 30 minutes 00 seconds East - 140.05 feet to a point in the north Right-of-Way of Underwood Street;

Thence, with the north Right-of-Way of Underwood Street, South 64 deg. 55 minutes 28 seconds West 33.43 feet to the POINT OF BEGINNING and containing 4,281 square feet or 0.098 acres more or less.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20151027-0109035 on October 27, 2015.

PIN NO: 081150219.00

STREET ADDRESS: 1716 Underwood Street, Nashville, TN 37208

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

16-39740 (hw)

True Copy Certification

I, Janna M. Lindstrom, do hereby make oath that I am ~~a licensed attorney and/or~~ 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.

Janna M. Lindstrom
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Janna M. Lindstrom [~~Name of Notary~~], a notary public for this county and state, Dorene J. Royal [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DORENE J. ROYAL
Notary Public - State of Florida
My Comm. Expires Jun 30, 2017
Commission # FF 136387

Dorene J. Royal
Notary's Signature

My Commission Expires: June 30, 2017
Notary' Seal (if on paper)