Davidson County DEEDQC
Recvd: 05/09/16 10:41 5 pgs
Fees:27.00 Taxes:0.00
20160509-0045643

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CASEY WILSON
THE ASCENTIA GROUP
2202 N. WESTSHORE BLVD.
SUITE 200
TAMPA, FL 33607

OWNER (SEND TAX BILLS TO):

DENALI PROPERTIES, LLC
2000 MALLORY LANE, SUITE 130-167
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, ROBERT L. SCRUGGS, TRUSTEE, under the 808 28TH AVENUE TRUST dated October 14, 2014 (herein, "Grantor"), whose address is 2525 21st Avenue South, Nashville, TN 37212, 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, Suite 130-167, 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.

Property street address: 808 28th Avenue North, Nashville, TN 37208

WITNESS my hand and seal this 18th day of April, 2016.

PIN NO: 09206042100

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

GRANTOR:

808 28th Avenue Trust dated October 14, 2014

Robert L. Scruggs, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of 808 28th Avenue Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2016.

[Affix Notary Seal]

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-6-18

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(4) as it is a quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Colorado
COUNTY OF Denver

The actual consideration for this transfer is Zero dollars & 00/100 ($0.00).

GRANTEE

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

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

[Affix Notary Seal]

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

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

EXHIBIT A

[Legal Description]

Being the Southerly 30 feet of the Westerly 88 feet of Lot No. 4 on the plan of Lapsley's Subdivision of part of Lot No. 17 Boyd McNairy Addition as of record in Book 57, Page 3, Register's Office for said County.

Said part of said lot fronts 30 feet on the easterly side of 28th Avenue North formerly Hadley's Avenue and runs back between parallel lines 88 feet to the westerly margin of an alley.

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. 20141017-0095953 on October 17, 2014.

PIN NO: 09206042100

STREET ADDRESS: 808 28th Avenue North, 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.

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)