BILL GARRETT, Davidson County
Trans:T20160043052 DEEDQC
Recvd: 05/23/16 12:40 4 pgs
Fees:22.00 Taxes:0.00
20160523-0051351

QUITCLAIM DEED

MAIL RECORDED DEED TO:

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

OWNER (SEND TAX BILLS TO):

DENALI PROPERTIES, LLC
2000 MALLORY LANE STE. 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, BRIAN ELLWOOD, and FRANK VERDUN, as tenants in common with rights of survivorship (herein, "Grantor"), whose address is 2000 Mallory Lane Ste. 130-167, 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. 130-167, 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: 1731 D.B Todd Boulevard, Nashville, TN 37208

PIN NO: 08111005800

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

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

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.

OATH OF CONSIDERATION

STATE OF Colorado
COUNTY OF Denver

The actual consideration for this transfer is zero dollars + 0/100 ($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 April, 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]

Land in Davidson County, Tennessee, being part of Lot Nos. 260 and 261, on the plan of J. M, T.J. and G. W. Hardings Plan, as shown on plat of record in Plat Book 21, Page 80, now known as part of Lot Nos. 1 and 2, on the plan of Plat of Cato's Subdivision of Part of Lot 260-264, J. M, T. J. and G.W. Hardings Plan, as shown on plat of record in Book 547, Page 17, Register's office for Davidson County, being more particularly described as follows:

Beginning at a point on the westerly margin of Dr. D. B. Todd, Jr. Boulevard, formerly 18th Avenue North 0.1 feet north of the common corner of Lots 260 and 261; thence westerly parallel to the line between Lots 260 and 261, 146.2 feet to a point; thence southerly 40.7 feet more or less to a point; thence easterly 152.5 feet to the westerly margin of said Boulevard; thence with the margin of the same, northerly 43.6 feet to the beginning.

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, in Warranty Deed Book Instrument No. 20151027-0109052 on October 27, 2015.

PIN NO: 08111005800

STREET ADDRESS: 1731 D.B Todd Boulevard, 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.