QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160043828 DEEDQC
Recvd: 05/25/16 08:47 2 pgs
Fees:12.00 Taxes:0.00
20160525-0052311

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAD-SHU Properties, LLC	SAME	091-07-0-354.00
(NAME)	(NAME)	
4901 Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert G. Shuler,** hereinafter called the Grantor(s), have quitclaimed unto **MAD-SHU Properties, LLC,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1218 and 1220 of Block 179, on No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert G. Shuler by deed dated March 31, 2016 from Johnny Lezcano Cervantes and wife, Elvia Fragoso Alonso of record in Instrument No. 20160401-0031326, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5309 A Michigan Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 11th day of May, 2016.

Robert G. Shuler

State of Tennessee
County of Davidson

Personally appeared before me Robert G. Shuler, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

File No.: 16-Mad-Shu5309A