BILL GARRETT, Davidson County
Trans:T20160050457 DEEDQC
Recvd: 06/14/16 14:57 2 pgs
Fees:12.00 Taxes:0.00
20160614-0060296

THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JRG Properties, LLC 104 Eastpark Drive, Suite 300 Brentwood, TN 37027	New Owner	033-08-0-129-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shawn Rohan, a married man***, by these presents do hereby quitclaim and convey unto **JRG Properties, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Gatewood, Section 3 of record in Plat Book 475, Page 49 and 50, 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 Jessica L. Burton and husband Leonard C. Burton by Warranty deed from Cooper R. Smith, III and wife, Carol R. Smith of record in Instrument No. 20050405-0036674 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 5, 2005.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20141208-0112021 Register's Office for Davidson County, Tennessee, dated December 4, 2014 and recorded on December 8, 2014.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty deed from Tennessee Housing Development Agency of record in Instrument No. 20160203-0010449 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on February 3, 2016.

Being the same property conveyed to Shawn Rohan by deed from Secretary of Housing and Urban Development of record in Instrument No. 20160427-0041191 **, Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on** APRIL 27, **2016.**

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This is improved property also known as 312 Janette Avenue Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 31st day of May, 2016.

Meredith Mabry
Affiant

My commission expires: (Affix Seal) 8-23-16

Notary Public

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of May, 2016.

Shawn Rohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 31st day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018