QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160053180 DEEDQC
Recvd: 06/22/16 12:45 2 pgs
Fees:12.00 Taxes:0.00
20160622-0063627

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0/00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2016

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MBO11 Holdings, GP	**New Owner**	
(NAME)	(NAME)	**094-01-0-467.00**
1607 ANTIOCH PIKE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **JASON TIDWELL, UNMARRED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MBO11 HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, amended in Book 2040, Page 493 (erroneously referenced as Book 3835, Page 40, corrected in Book 2032, Page 19 in prior deed), 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 Jason Conatser by Quitclaim deed from Rhonda Renee Conatser (now Alexander) of record in Instrument No. 20041116-0137336 Register's Office for Davidson County, Tennessee, dated May 20th, 2004 and recorded on November 16, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jason Tidwell, unmarried by Warranty deed from Jason Conatser, married and Kevin Conatser, unmarried of record in Instrument No. 20150624-0060772 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 24, 2015. (Value of consideration shown in aforementioned deed $130,000.00.)

This is
( ) unimproved
(X) improved
property known as **1428 Electric Avenue, Nashville, Tennessee 37206**

Witness my hand this the 16th day of June, 2016.

Jason Tidwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason Tidwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of June, 2016.

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212