BILL GARRETT, Davidson County
Trans:T20160053581 DEEDQC
Recvd: 06/23/16 11:04 2 pgs
Fees:12.00 Taxes:0.00
20160623-0064078

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste 202
Brentwood, TN 37027

File No.: TN167541

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of June 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TBC I, LLC 1014B West Grove Ave Nashville, TN 37203	TBC I, LLC 1014B West Grove Ave Nashville, TN 37203	105 09 0R 002.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **William K. Shackleford and Freeman Wizer, as tenants in common,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **TBC I, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 1014 West Grove Avenue Townhomes, as shown on Exhibit "C" of the 1014 West Grove Avenue Townhomes, of record in Instrument No. 20131118-0118727, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to TBC I, LLC, by Warranty Deed from Freeman I. Wizer, a married man, dated 11/12/2013, recorded 11/14/2013, of record in Instrument No 20131114-0117648, in the Register's Office for Davidson County, Tennessee.

AND being the same property further conveyed to William K. Shackleford and Freeman Wizer, as tenants in common, by Warranty Deed from TBC I, LLC, a Tennessee limited liability company, dated June 13, 2016, recorded _____, of record in Book _____, page _____, in the Register's Office for Davidson County, TN.

The address of the herein described property is believed to be 1014B West Grove Avenue, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal

description herein shall control.

WITNESS OUR HAND, this 21st day of June, 2016.

William K. Shackleford

Freeman Wizer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **William K. Shackleford and Freeman Wizer, as tenants in common**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/6/18

LENDER STATEMENT:
I, Michael Dean Church, Sr. Mortgage Specialist for Gardner Financial Services LTD, dba Legacy Mutual Mortgage, do hereby acknowledge and approve the above transfer of the subject property to TBC I, LLC on behalf of said Gardner Financial Services LTD, dba Legacy Mutual Mortgage, and fully acknowledge that in no way will said transfer invoke the "Due on Transfer" clause in the Deed of Trust encumbering said subject property, securing Gardner Financial Services LTD, dba Legacy Mutual Mortgage.

Michael Dean Church, Sr. Mortgage Specialist

Acknowledgment

STATE OF TENNESSEE

COUNTY OF Williamson

On this 21st day of June, 2016, before me personally appeared Michael Dean Church, Sr. Mortgage Specialist for Gardner Financial Services LTD, dba Legacy Mutual Mortgage, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Notary Public

Printed Name: Melinda Sutherland

Commission Expires: 3/6/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY