Prepared by and Returnable to:
Robert C. Ashworth, Attorney at Law
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

BILL GARRETT, Davidson County
Trans:T20160054055 DEEDQC
Recvd: 06/24/16 12:15 2 pgs
Fees:12.00 Taxes:0.00
20160624-0064681

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Nashville South Shelby, LLC 850 New Burton Rd., Suite 201 Dover, DE 19904	New Owner	094-01-210.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ten Talents Properties, LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **Nashville South Shelby, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 154, on the Map of Payne, Blakemore and Cummings Addition, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ten Talents Properties, LLC, by Special Warranty Deed, from WTH Oakmont Mortgage Pool 217, LP, of record in Instrument No. 20110316-0020677, Register's Office for Davidson County, Tennessee.

Said Lot 154 fronts 50 feet on the easterly side of 13th Street and runs back between parallel lines 154 feet to an alley in the rear.

This is improved property known as 713 South 13th Street, Nashville, TN 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of June, 2016.

GRANTOR:

Ten Talents Properties, LLC, a Tennessee limited liability company

By: Christopher R. Choate, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public for said State and County, personally appeared Chris Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Ten Talents Properties, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President.

Witness my hand, at office, this 23rd day of June, 2016.

MARLENE J. RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

AFFIANT

Witness my hand, at office, this 23rd day of June, 2016.

MARLENE J. RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: _____