BILL GARRETT, Davidson County
Trans:T20160058071 DEEDQC
Recvd: 07/08/16 08:23 2 pgs
Fees:12.00 Taxes:0.00
20160708-0069804

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 30th day of June, 2016.

Notary Public: _____
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-29-2019

ADDRESS OF NEW OWNER: SEND TAX BILLS TO:
The Mettle Group, LLC — New Owner
158 Westfield Dr.
Nashville, TN 37221

MAP/PARCEL:
128-13-0-A-158.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust dated December 2, 1995**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **The Mettle Group, LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") its successors and/or assigns, in and to the following described tract of land:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 158 of The Westfield Condominiums (formerly The Hamlet), a Horizontal Property Regime, as shown on Exhibit 2 of the Amendment to Master Deed for The Westfield Condominiums of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Equity Trust Company Custodian FBO Shawn Hackett IRA, by Warranty Deed from Andy Regg, dated January 23, 2013, of record in Instrument No. 20130124-0008005, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust dated December 2, 1995, by Warranty Deed from Equity Trust Company Custodian FBO Shawn Hackett IRA, dated January 28, 2016, of record in Instrument No. 20160201-0009268, Register's Office for Davidson County, Tennessee.

This is property commonly known as: 158 Westfield Dr., Nashville, TN 37221.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 30th day of June, 2016

Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust dated December 2, 1995

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph John Bauer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee of The Bauer 1995 Revocable Trust dated December 2, 1995, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joseph John Bauer as such Trustee.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2016.

MISTY M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public

My Commission Expires:_____