BILL GARRETT, Davidson County
Trans:T20160072801 DEEDQC
Recvd: 08/19/16 16:23 2 pgs
Fees:12.00 Taxes:0.00
20160819-0087227

Map 034-01-0
Parcel 027.00

Grantor: Keith H. Loven, M.D., 150 Oak Hill Ct, Hendersonville, Tennessee 37075
Grantee: Doitright, LLC, of 1231 W Northern Lights Blvd. #911, Anchorage, Alaska 99503, in its capacity as Trustee, and not personally, of The Happytobehere Land Trust - New Owner/ Tax Bills
Mail to: Doitright, LLC, 150 Oak Hill Ct, Hendersonville, Tennessee 37075

QUITCLAIM DEED

Keith H. Loven, M.D., Grantor, of Hendersonville, State of Tennessee hereby quit claims, conveys, delivers, and transfers to Doitright, LLC, of 1231 W Northern Lights Blvd. #911, Anchorage, State of Alaska 99503, in its capacity as Trustee, and not personally, of The Happytobehere Land Trust, Grantee, for good and valuable consideration, all of Grantor's right, title and interest in and to the following described tract of land in County of Davidson, State of Tennessee.

See attached Exhibit 'A'

Witness the hand of said grantor, this 13 day of July, 2016

Signed in the presence of:

Keith H. Loven, M.D.

STATE OF Tennessee)
) ss.
COUNTY OF Sumner)

On the 13th day of July, 2016, personally appeared before me Keith H. Loven, (and _____,) the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

JASON KOTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 23, 2018

Notary Public

July 23, 2018
My Commission Expires

Prepared by:
Legally Mine
P.O. Box 1629
Orem, UT 84059

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
19th Day of August, 2016
L. Chandler, Deputy Register

EXHIBIT "A"
TRUST PROPERTY

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Echo Meadows, of record in Book 2331 page 64, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Wren Road at the corner of Lots No. 31 and 32; thence with the line between said Lots, easterly 173 feet to a corner of Lot No. 65; thence with the line between Lots No. 31 and 65, southerly 193.9 feet to the north margin of Blue Bird Dirve; thence with the margin of the same, westerly 226.6 feet to the beginning of a curve; thence around said courve, northwesterly 39.27 feet to the east margin of Wren Road; thence with the margin of the same, northerly 209.6 feet to the point of beginning.

Being the same property conveyed to Lloyd O. Gragg, Jr., and wife, Amelia J. Gragg, D/B/A Gragg Properties, by deed from, of record in Book 6916, page 934, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Keith H Loven, M.D. by deed recorded in Book 9312, Page 394, R.O.D.C.,TN
This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 64, Register's Office of said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Known by street and address as: 201 Bluebird Dr., Goodlettsville, TN 37072