QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160075365 DEEDQC
Recvd: 08/29/16 15:27 2 pgs
Fees: 12.00 Taxes: 0.00

20160829-0090378

State of Tennessee]
County of Davidson]

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

AFFIANT AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF AUGUST, 2016.

NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Wm. Alan Slone, Notary Public

My Commission Expires: MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY:

Slone & Vrablik PLLC, 210 Louise Ave. Ste. 205, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
1912 SHELBY LLC A DESIGNATED SERIES OF HAPPY PLACES LLC, A TENNESSEE LIMITED LIABILITY COMPANY 1914 SHELBY AVE. NASHVILLE, TN 37206	SAME	94-02-A-1.00CO

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Ronald D. Sesler and wife, Diane M. Sesler**, hereafter called the Grantor, does hereby convey, transfer, remise, release, relinquish and quitclaim unto **1912 Shelby LLC, a designated series of Happy Places LLC, a Tennessee limited liability company**, hereafter called the Grantee, its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as described and shown on Exhibit "B" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shelby Parkview Terrace, A Horizontal Property Regime With Private Elements, of record in Instrument Number 20110713-0053634, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald D. Sesler and Wife, Diane M. Sesler, by warranty deed from Crown Associates, LLC, a Kentucky limited liability company, of record in Instrument 20110722-0056278, Register's Office for Davidson County, Tennessee, dated July 21, 2011. Being also the same property conveyed to Crown Associates, LLC, a Kentucky limited liability company, by deed from Amy S. Huffer, a single person, of record in Instrument 201008170065071, Register's Office for Davidson County, Tennessee, dated August 10, 2010.

This is improved property known as **1912 Shelby Ave., Nashville, TN, 37206.**

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, Grantor has caused this instrument to be executed on this 26th day of August, 2016.

Ronald D. Sesler, Grantor

Diane M. Sesler, Grantor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald D. Sesler and Diane M. Sesler**, 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 purpose therein contained.

WITNESS my official hand and seal, this 26th day of August, 2016



MY COMMISSION EXPIRES:
MAY 8, 2018

Wm. Alan Slone, Notary Public

My Commission Expires: May 8, 2018