BILL GARRETT, Davidson County
Trans:T20160086137 DEEDQC
Recvd: 09/30/16 11:48 3 pgs
Fees:17.00 Taxes:0.00
20160930-0103286

Prepared By and Returnable to:
Burr & Forman LLP (CTH)
511 Union Street, Suite 2300
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Madison Sept 2016, LLC 850 New Burton Road, Suite 201 Dover, Delaware 19904	New Owner	072 07 0 246.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Southern Land Acquisitions, Inc., as Trustee for Nicole Edwards Education Trust ("Grantor") does hereby quitclaim and convey unto Madison Sept 2016, 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 or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 47 on the Plan of the Subdivision of Waters Place of Record in Book 332, Page 136, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Edwards Education Trust by Special Warranty Deed, dated February 11, 2013, of Record in Instrument No. 20130305-0021865, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1639 A-B Evelyn Avenue, Nashville, Davidson County, Tennessee 37216.

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 Quitclaim Deed make no warranty or representation regarding the accuracy of the legal description.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of September, 2016.

NICOLE EDWARDS EDUCATION TRUST

By: Southern Land Acquisitions, Inc., Trustee

By: _____
Robert J. Notestine, III, President

KRL INVESTMENTS, LLC

By: _____
Keneth R. Langley, President and Sole Member

TEN TALENTS PROPERTIES, LLC

By: _____
Christopher R. Choate, President and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me, this 30th day of September, 2016.

_____
Notary Public

TUCKER HERNDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Dec 4 2016

My Commission Expires: Dec. 6, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Notestine, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Southern Land Acquisitions, Inc., Trustee of the Nicole Edwards Education Trust, the maker, and as President of Southern Land Acquisitions, Inc., as Trustee, is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 27th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 1-6-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Tucker Herndon, a Notary Public in and for said County and State, Keneth R. Langley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and Sole Member of KRL Investments, LLC, the maker, and as President, is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: Dec 6, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Tucker Herndon, a Notary Public in and for said County and State, Christopher R. Choate, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and Sole Member of Ten Talents Properties, LLC, the maker, and as President, is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: Dec 6, 2016