BILL GARRETT, Davidson County
Trans:T20160088293 DEEDQC
Recvd: 10/06/16 15:00 2 pgs
Fees:12.00 Taxes:0.00
20161006-0105973

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.:
Rob Shuler 3714 West End Ave Nashville, TN 37205	New Owner	0910703B00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SQUIRREL-BEAR LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Rob Shuler, unmarried**, his heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 5218 Kentucky Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151124-0119378, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jesus is the Answer Full Gospel Church, Incorporated by Warranty deed from Barney S. Baggott, Assistant to District Superintendent, The Advisory Board Tennessee District Church of the Nazarene of record in Book 11568, page 760 Register's Office for Davidson County, Tennessee, dated July 12, 1999 and recorded on July 12, 1999.

Being a portion of the same property conveyed to 949 Main, LLC by Warranty deed from Ralph Meadows, Randal Hunter, Ray Emerton and Ralph Emerton of record in Instrument No. 20140709-0060340, Corrected at Instrument No. 20140806-0070700 Register's Office for Davidson County, Tennessee, dated July 2, 2014 and recorded on July 9, 2014.

Being a portion of the same property conveyed to 949 Main, LLC by Quit Claim Deed for Separation of Tax Parcels deed from 949 Main, LLC of record in Instrument No. 20140812-0072786 Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 12, 2014.

Being a portion of the same property conveyed to 949 Main, LLC by Quitclaim deed from Midsouth Advisory Board, Church of the Nazarene fka Advisory Board Tennessee District Church of the Nazarene, Incorporated of record in Instrument No. 20150408-0030844 Register's Office for Davidson County, Tennessee, dated April 8, 2015 and recorded on April 8, 2015.

Being a portion of the same property conveyed to Squirrel-Bear LLC by Warranty deed from 949 Main, LLC of record in Instrument No. 20150508-0042453 Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May 8, 2015.

This is improved property also known as 5220 Kentucky Ave. Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

Affiant

Carmen Coats
Notary Public

My commission expires: (Affix Seal)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

Witness my/our hand this 30TH day of September, 2016, the corporate/company party, if any, having caused its name to be signed hereto by its duly authorized officers/members on said day and date.

SQUIRREL-BEAR LLC, a Tennessee Limited Liability Company

By: _____
Name: Scott Hammrich
Title: Member

By: _____
Name: Rob Shuler
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of SQUIRREL-BEAR LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30TH day of September, 2016.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rob Shuler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of SQUIRREL-BEAR LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30TH day of September, 2016.

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018