BILL GARRETT, Davidson County
Trans:T20160088293 DEEDQC
Recvd: 10/06/16 15:00 2 pgs
Fees:12.00 Taxes:0.00
20161006-0105974

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	09-107-0-147.00

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, **MAD-SHU PROPERTIES, 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 in Davidson County, Tennessee, being Unit B of Homes at 4811 Tennessee Avenue, as set forth as "EXHIBIT B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4811 Tennessee Avenue, as of record as Instrument 20151221-0128248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Jason Epley, married, a 1/2 undivided interest by Quitclaim deed from Bruce Peery (also known as Bruce Peery, III) of record in Instrument No. 20120103-0000399 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 03, 2012.

Being a portion of the same property conveyed to Bruce Peery, III by Quitclaim deed from Jason Epley, married of record in Instrument No. 20141114-0105393 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 14, 2014.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC by Warranty deed from Bruce Perry, III of record in Instrument No. 20151009-0103147 Register's Office for Davidson County, Tennessee, dated October 07, 2015 and recorded on October 09, 2015.

This is improved property also known as 4811-B Tennessee Ave., Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 6th day of October, 2016.

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 6TH day of October, 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.

MAD-SHU PROPERTIES, LLC, a Tennessee Limited Liability Company

By: _____
Name: Scott Hammrich
Title: Member

By: _____
Name: Rob Shuler
Title: Member

By: _____
Name: Stephen Hay
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 MAD-SHU PROPERTIES, 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 6TH day of October, 2016.

_____
Notary Public

My Commission Expires:

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 MAD-SHU PROPERTIES, 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 6TH day of October, 2016.

_____
Notary Public

My Commission Expires:

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 Stephen Hay, 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 MAD-SHU PROPERTIES, 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 6TH day of October, 2016.

_____
Notary Public

My Commission Expires: