THIS INSTRUMENT WAS PREPARED BY:

Sasha Qualkenbush
Dunn Law Firm
7105 Peach Court, Suite 210
P.O. Box 2143
Brentwood, TN 37024

BILL GARRETT, Davidson County
Trans:T20160094174 DEEDQC
Recvd: 10/25/16 13:33 3 pgs
Fees:17.00 Taxes:0.00
20161025-0112736

Prepared from information provided by the parties.

QUITCLAIM DEED

FROM: **Nathan S. Basseen and Kristin N. Basseen**

TO: **Happy Nest, LLC**

Map and Parcel No.:

Map: 163-16-0A
Parcel 30.005859

Address of New Owner(s) and mail tax statements to:
Happy Nest, LLC
5 Sawgrass Ln
Brentwood, TN 37027

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Nathan S. Basseen and Kristin N. Basseen, do transfer, quitclaim and convey unto the said Happy Nest, LLC, their heirs, successors, and assigns, all of their rights, 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 No. 130 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031119-0618785 – Exhibit "A-1", and Instrument No. 20040218-0018388, and Instrument No. 20080729-0077387, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to Nathan S. Basseen & Kristin N. Basseen, a married couple, from Barrett Hottinger and Tomoko Hottinger, a married couple, by Warranty deed filed October 27, 2015, of record in Instrument 20151027-0109114, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public

utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20031119-0618785, Instrument No. 20040218-0018388 and Instrument No. 20080729-0077387; to Restrictive Covenants of record inn Instrument No. 20031119-0168785, Instrument No. 20051609-0066104 and Instrument No. 20060825-0105504, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5859 Monroe Crossing, Antioch, TN 37013.

Witness my hand this 24 day of October, 2016.

Kristin N. Basseen

Nathan S. Basseen

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Nathan S. Basseen and Kristin N. Basseen, the bargainors, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7/24/17

JAMES B. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

State of TENNESSEE)
County of Williamson)

The actual consideration or value whichever is greater, for this transfer is -$0-.

As Agent and on behalf of Happy Nest, LLC

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7/24/17

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017