BILL GARRETT, Davidson County
Trans:T20160094174 DEEDQC
Recvd: 10/25/16 13:35 3 pgs
Fees:17.00 Taxes:0.00
20161025-0112740

THIS INSTRUMENT WAS PREPARED BY:

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

Prepared from information provided by the parties.

QUITCLAIM DEED

FROM: **Nathan S. Basseen**

Map and Parcel No.:

TO: **Happy Nest, LLC**

135120CO3500

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, does 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:

> BEING UNIT 219, on the plan of Phase One, Nashville Village Tract 21, of Record in Book 4660, Page 159, as amended by instrument #20031118-0168332 and now included in the Horizontal Property Regime, Private Element Nashboro-Fairway Poine, as recorded in the Register's Office for Davidson County, Tennessee,
>
> Being the same property conveyed to Nathan S. Basseen, a married man, by Limited Warranty Deed filed April 8, 2011, from The Bank of New York Mellon Trust Company, National Association, as Grantor Trustee of the Protium Master Grantor Trust, of record in instrument no. 20110408-0027215, in said Register's Office for Davidson County.

This is improved property known as 2436 Nashboro Blvd., Nashville, TN 37127.

Witness my hand this 21st day of October, 2016.

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, the bargainor, 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 OCT, 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

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 OCT, 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