THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20160096201 DEEDQC
Recvd: 10/31/16 15:18 2 pgs
Fees:12.00 Taxes:0.00
20161031-0115033

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	091-02-4C-002.00-CO

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:

Title Search Report Page 7 of 7 Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6011 New York Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160317-0025458 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Frank E. Bessire and wife, Joan Bessire by Installment deed from Linda A. Kenaum of record in Book 7507, page 932 Register's Office for Davidson County, Tennessee, dated March 31, 1988 and recorded on April 05, 1988.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennessee limited liability company by Warranty deed from Frank Edward Bessire and Joan Bessire of record in Instrument No. 20160209-0012522 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 09, 2016.

Being also known as 6011-B New York 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 20TH day of October, 2016.

Notary Public

My commission expires: (Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2018

Witness my/our hand this 27th 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: Stephen Hay
Title: Authorized Member

By: _____
Name: Rob Shuler
Title: Authorized 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 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 an Authorized 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 27th day of October, 2016.

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

Carmen Coats
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 an Authorized 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 27th day of October, 2016.

Carmen Coats
Notary Public

My Commission Expires:

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