This Instrument Prepared By:
Rebecca T. Garland
212 Oceola Avenue
Nashville, Tennessee 37209

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Smart Properties. LLC
1501 Bear Creek Road
Dickson, TN 37055

Send Tax Bills To:
Owner

MORTGAGEE:

Map and Parcel No.
092-100-080.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars, ($10.00) cash in hand paid and other good and valuable consideration, **the receipt of which is hereby acknowledged, Nicholas Martin and Vanda Martin** ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Smart Properties, LLC,** ("Grantee"), its successors and assigns, all of their right, title and interest in a certain parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 35 on the Plan of T.M. Steger's Clifton Pike Subdivision, of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Subject property is owned by grantor for commercial purposes and is not nor will be a personal principal place of residence.
>
> Being the same property which was conveyed to Nicholas Martin and Vanda Martin by Special Warranty Deed from Federal National Mortgage Association which is recorded in Instrument No. 20120606-0049471, Register's Office for Davidson County, Tennessee.,(RODCT).

THIS IS IMPROVED PROPERTY with a mailing address of 2940 & 2942 Torbett Street, Nashville Tennessee, 37209.

This conveyance is subject to (a) 2016 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; ©) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160104517 DEEDQC
Recvd: 11/28/16 15:29 2 pgs
Fees:12.00 Taxes:0.00
20161128-0124677

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantors hereby affixes their signatures on this the 3 day of August, 2016.

Nicholas Martin

Vanda Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this 3rd day of August, 2016.

Rebecca A. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Martin and Vanda Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 3 day of August 2016.

Rebecca A. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.