BILL GARRETT, Davidson County
Trans:T20160108033 DEEDQC
Recvd: 12/08/16 11:56 2 pgs
Fees:12.00 Taxes:0.00
20161208-0128993

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Holly Summers

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

Notary Public: _____
My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

ADDRESS OF NEW OWNER:
Parkside Builders, LLC
400 Overbeck Lane, Ste. 101
Nashville, TN 37204

SEND TAX BILLS TO:
Same

MAP/PARCEL:
163-07-0-A 079.00CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **AF PB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **PARKSIDE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 79 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, dated June 28, 2013, of record in Instrument No. 20130702-0068072, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1951 Wild Oaks Ct., Antioch, TN 37013.

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 6th day of December, 2016.

AF PB2, LLC, a Tennessee limited liability company

By: _____

Name: Micah Lacher

Its: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Micah Lacher, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Secretary of AF PB2, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AF PB2, LLC, a Tennessee limited liability company by Micah Lacher as such .

Witness my hand and official in Nashville, Tennessee, this 6th day of December, 2016.

_____

Notary Public

My commission expires: 9/11/2017

BEN G. BONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY