THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-NONE-.

John M. Steele, Affiant

Subscribed and sworn to before me, this 11th day of November, 2016.

Notary Public

TAMMY R. ROGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires: March 10. 2019**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
MJS Properties, LLC c/o John M. Steele 524 Excaliber Court Franklin, Tennessee 37067	SAME	105 05 0K 006.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **John M. Steele** (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring his entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto **MJS Properties, LLC**, a Tennessee limited liability company, all right, title and interest of the Grantor in and to certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans:T20170008434 DEEDQC
Recvd: 01/30/17 10:42 3 pgs
Fees:17.00 Taxes:0.00
20170130-0009524

A new legal description was not prepared for this transaction. The legal description is he same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

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

WITNESS my hand this 11th day of November, 2016.

John M. Steele

John M. Steele

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Steele, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2016.

My Commission Expires: **My Commission Expires: March 10, 2019**

Tammy R. Rogan
Notary Public

TAMMY R. ROGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING all of Unit 6, as shown on the Plan of The Edge at Belmont Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20140617-0052717, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to John M. Steele, by deed from Kee Capital Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20150818-0082753, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument Number 20140617-0052717; Storm Water Detention Easement of record in Instrument Number 20140501-0036661; Declaration of Covenants, Conditions and Restrictions of The Edge at Belmont Townhomes Subdivision of record in Instrument Number 20140617-0052717 and amended in Instrument Number 20150723-0072385; and to the Charter of The Edge at Belmont Townhomes of record in Instrument Number 20140619-0053561; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 1307 Wade Avenue, Nashville, Tennessee 37212.