BILL GARRETT, Davidson County
Trans:T20170008562 DEEDQC
Recvd: 01/30/17 12:37 3 pgs
Fees:17.00 Taxes:0.00
20170130-0009671

This Instrument Was Prepared By and Return To:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel No.:
Madison Sept 2016, LLC 850 New Burton Road, Suite 201 Dover, Delaware 19904	New Owner(s)	072-07-0-247.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **SOUTHERN LAND ACQUISITIONS, INC., AS TRUSTEE OF THE ANGELA DORSEY TRUST A/K/A ANGELA DORSEY LAND TRUST DATED SEPTEMBER 1, 2011**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **MADISON SEPT 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of the Subdivision of The Waters Place, of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Angela Dorsey Trust by Special Warranty Deed from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, for the benefit of the MLMI 2006-A1 Trust, of record in Instrument No. 20111013-0079757, dated September 8, 2011, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1641 Evelyn Avenue A - B, Nashville, TN 37216. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of January, 2017.

Grantor:

THE ANGELA DORSEY TRUST A/K/A ANGELA DORSEY LAND TRUST DATED SEPTEMBER 1, 2011

By: Southern Land Acquisitions, Inc., Trustee

By: _____
Robert J. Notestine, ~~III~~, President

Ten Talents Properties, LLC, a Tennessee limited liability company

By: Chris Choate
Name: Chris Choate
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert J. Notestine, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Southern Land Acquisitions, Inc., the Trustee of The Angela Dorsey Trust a/k/a Angela Dorsey Land Trust Dated September 1, 2011, the within named bargainor, and that he as such President of Southern Land Acquisitions, Inc., as Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2017.

Notary Public

My commission expires: 1-6-19

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF TN (D)avidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chris Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Sole Member of Ten Talents Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that she/he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Chris Choate as Sole Member.

Witness my hand, at office, this 30th day of January, 2017.

Notary Public

My commission expires: 11/16/17

SHONDRA DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me, this 30th day of January, 2017.

Notary Public

My commission expires: 11/6/17

SHONDRA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY