Davidson County DEEDQC
Recvd: 01/30/17 12:45 4 pgs
Fees:22.00 Taxes:0.00
20170130-0009685

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33384	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me this 30 day of January, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Tax Information:
MSJB, LLC PO Box 128287 Nashville, TN 37212 Deborah Sue Miller c/o Martin Allbee & Assoc. 2400 Crestmoor Rd., Ste. 100 Nashville, TN 37215	MSJB, LLC PO Box 128287 Nashville, TN 37212	M/P No. 117 10 0 C 103 00CO

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, **MSJB, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Deborah Sue Miller, an unmarried woman** ("Grantee"), her heirs and assigns, **an undivided fifty percent (50%) interest as a tenant in common** in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Bedford Avenue, Suite 103, Nashville, Davidson County, Tennessee 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2017.

GRANTOR:

MSJB, LLC
a Tennessee limited liability company

By:_____
Nick Barre, Member Manager

By:_____
Christopher Michael Jay, Member Manager

By:_____
Deborah Sue Miller, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nick Barre, Christopher Michael Jay, and Deborah Sue Miller, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Member Managers of MSJB, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public
My Commission Expires:

GEORGE E. MOOTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3 of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MSJB, LLC, a Tennessee limited liability company, by deed dated November 14, 2008 from Katlan Properties, a Tennessee General Partnership, of record in Instrument No. 20081117-0113161, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

