*THIS INSTRUMENT PREPARED BY:*
*Yvette L. Meldrum, Attorney at Law*
**Mid-State Title & Escrow, Inc.**
*Royal Oaks Trade Center*
*128 Holiday Court, Suite 125*
*Franklin, TN 37067*
*(615) 790-3156*

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2017-0048

Notary Public Stamp: Jennifer Swanson, Notary Public, State of Tennessee, Williamson County

*STATE OF TENNESSEE]*
*COUNTY OF WILLIAMSON]*

*The actual consideration or value, whichever is greater, for this transfer is $-0-.*

*Affiant*

Sworn to and subscribed to before me this 27 day of March 2017.

*Notary Public*
*My commission expires:*

**Name and Address of New Owner:**
Lighthouse Investments of TN, LLC
807 2nd Ave S
Nashville, TN 37210

**Send Tax Bills To:**
Owner

**Street Address of Subject Property:**
245 33rd Avenue
Nashville, TN, 37209

**Parcel ID:**
092-13-0-490.00

Davidson County DEEDQC
Recvd: 03/29/17 08:31 2 pgs
Fees:12.00 Taxes:0.00
20170329-0030268

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Talbert Construction Advisors, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Lighthouse Investments of TN, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Resubdivision of Lot 94, Hortense Place and Parcel 416.01, Map 92-13 of record in Plat at Instrument No. 20080515-0050223, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Talbert Construction Advisors, LLC, a Tennessee Limited Liability Company by Warranty deed from Dreaminc, a Tennessee Corporation of record in Instrument No. 20140821-0076437 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 21, 2014.

**WITNESS** my hand this 27 day of March, 2017.

**Grantor – Talbert Construction Advisors, LLC**

**By:** _____
**Ryan Talbert, Agent**

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**STATE OF TENNESSEE]**
**COUNTY OF WILLIAMSON]**

Before me the undersigned, a Notary Public in and for said State and County, personally appeared Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, to be Agent of Talbert Construction Advisors, LLC, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal at office, this 27 day of March, 2017.

_____
**NOTARY PUBLIC**

**My commission expires:** 5/27/2019

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**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Amelia Swanson
State of Tennessee Notary Public
Williamson County