This instrument prepared by
and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

Davidson County DEEDQC
Recvd: 03/31/17 11:26 4 pgs
Fees:22.00 Taxes:0.00
20170331-0031556

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Summit Land, LLC 1059 E. Trinity Ln Nashville, TN 37216	Summit Land, LLC SAME	043-06-0-243.00 148-15-0-142.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PRIME PROPERTIES OF NASHVILLE, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **SUMMIT LAND, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2017 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sale of the Property is sold "**AS IS, WHERE IS**," without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of March, 2017.

GRANTOR:

PRIME PROPERTIES OF NASHVILLE, LLC,
a Tennessee limited liability company

By: Tim King
Name: Tim King
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tim King, the Chief Manager of Prime Properties of Nashville, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Chief Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Prime Properties of Nashville, LLC as such Chief Manager.

Witness my hand and official seal this 28th day of March, 2017.

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

My Commission Expires:

5-25-20

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Nicole Yurjevich, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me,
this 29th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Legal Description of Property

Tract 1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Madison Park, Section 6-A of record in Plat Book 4350, Page 80, 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 Prime Properties of Nashville, LLC by Special Warranty deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20130318-0026531 Register's Office for Davidson County, Tennessee, dated February 20, 2013 and recorded on March 18, 2013.

Address: 534 Roosevelt Avenue Madison, Tennessee 37115
Tax ID: 043-06-0-243.00

Tract 2:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Apache Hills, Section Five, Part Two of record in Plat Book 5050, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 71.60 feet on the Westerly margin of Navaho Trail and extends back 110.51 feet on the Northerly line and 113.17 feet on the Southerly line to a dead line in the rear measuring 71.65 feet thereon.

Being the same property conveyed to Prime Properties of Nashville, L.L.C. by Special Warranty Deed from Bank One of record in Instrument No. 20030606-0078729 Register's Office for Davidson County, Tennessee, dated June 4, 2003 and recorded on June 6, 2003.

Address: 4009 Navaho Trail, Nashville. Tennessee 37211
Tax ID: 148-15-0-142.00

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

