This Instrument Prepared By:
FIDELIS LAW, PLLC
216 CENTERVIEW DRIVE, SUITE 317
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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BILL GARRETT, Davidson County
Trans:T20170050182 DEEDQC
Recvd: 06/13/17 08:41 2 pgs
Fees:12.00 Taxes:0.00
20170613-0058950

Address New Owner(s):	**Send Tax Bills To:**	**Tax ID #**
BV ENTERPRISES, LLC—WALLACE—SERIES B 216 Centerview Drive, Ste. 317 Brentwood, TN 37027	BV ENTERPRISES, LLC —WALLACE—SERIES B 216 Centerview Drive, Ste. 317 Brentwood, TN 37027 Attn: James D. Foster, Member	147-03-0B-020.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). Exempt pursuant to T.C.A. § 67-4-409(a)(4).

BRYAN ANSLEY

Sworn to and subscribed before me this 2nd day of June 2017.

Notary Public

My Commission Expires:

ASHLEY B. LAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-19-2020

ASHLEY B. LA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-19-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -$10- Ten Dollars, I, BRYAN ANSLEY, have this date bargained and sold, and do hereby transfer, quitclaim, and convey any and all interest which I have an interest in or own to BV Enterprises, LLC—Wallace—Series B, a certain tract or parcel of land situated, lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. G-11 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being the same property conveyed by Scott D. Tucker and wife Eileen D. Tucker a ninety five percent (95%) undivided interest, and Elisabeth A. Tucker a five percent (5%) undivided interest, to Bryan Ansley and James C. Carter, Jr. by Warranty Deed of record in Instrument No. 20160927-0101730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 6594, Page 502, and amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 6695, Page 22, Register's Office for Davidson County, Tennessee.
Charter HOA of record in Book 6576, Page 69, Register's Office for Davidson County, Tennessee.
Easement to First suburban Water Utility District of record in Book 4435, Page 29, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6594, Page 547, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This improved property is known as: 370 Wallace Road, G-11, Nashville, TN 37211.

BRYAN ANSLEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRYAN ANSLEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of June 2017.

Notary Public

My Commission Expires: _____

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020