| Davidson County | DEEDQC |
|---|---|
| Recvd: 06/28/17 10:55 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| **20170628-0064955** | |

THIS INSTRUMENT IS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD | SUITE 200
NASHVILLE TENNESSEE 37215
T: (615) 665-1964

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: Theresa L. Smith

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 28th day of June 2017.

Notary Public: Theresa L. Smith

My Commission Expires: 11/5/18

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| MWB Capital Investments, LLC<br>21 S. Clark St. Suite 3980<br>c/o Mohican Petroleum<br>Chicago, Illinois 60603 | MWB Capital Investments, LLC<br>21 S. Clark St., Suite 3980<br>c/o Mohican Petroleum<br>Chicago, Illinois 60603 | 104-05-0-149.00 |

**FOR AND IN CONSIDERATION** of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Michael W. Bransfield, as Trustee under Michael W. Bransfield Revocable Trust dated July 14, 2008** by these presents does hereby transfer and quitclaim and convey unto **MWB Capital Investments, LLC an Illinois Limited Liability Company** its successors and assigns, all of its rights, title, and interest in and to the following described real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 377 ON THE PLAN OF RICHLAND REALTY COMPANY'S DIVISION "C", AS OF RECORD IN PLAT BOOK 421, PAGE 31 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF HARVARD AVENUE, AT A POINT 50 FEET NORTHERLY FROM THE CORNER OF LOTS NOS. 377 AND 381; THENCE, WITH THE NORTHERLY LINE OF FLANARY'S PART OF SAID LOT WESTERLY 92 ½ FEET TO A POINT 70 FEET NORTHERLY FROM THE CORNER OF LOTS NOS. 377 AND 381; THENCE NORTHERLY 55 FEET; THENCE EASTERLY 80 FEET MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SAID AVENUE, 55 FEET NORTHERLY FROM THE BEGINNING POINT; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHERLY 55 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. BRANSFIELD, AS TRUSTEE UNDER MICHAEL W. BRANSFIELD REVOCABLE TRUST DATED JULY 14, 2008, BY DEED FROM MICHAEL W. BRANSFIELD, DATED APRIL 11, 2012, RECORDED ON APRIL 13, 2012 IN INSTRUMENT NO. 20120413-0031608, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYED HEREWITH ARE THE EASEMENTS RIGHTS AS SET FORTH IN AN EASEMENT AGREEMENT OF RECORD IN BOOK 11568, PAGE 164 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 323 Harvard Avenue, Nashville Tennessee 37205

To have and to hold the said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have the right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all county property taxes, liens, encumbrances owed or outstanding on any parcel(s) referenced herein, all codes restrictions or requirements with the city, county, and state the parcel(s) are therein contained.

WITNESS my hand this 23 day of June, 2017.

**Michael W. Bransfield, as Trustee under Michael W. Bransfield Revocable Trust dated July 14, 2008**

Michael W. Bransfield

By: Michael W. Bransfield, Trustee

STATE OF ILLINOIS )
COUNTY OF COOK )

On this 23rd day of JUNE, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Michael W. Bransfield** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the **Trustee** of **Michael W. Bransfield, as Trustee under Michael W. Bransfield Revocable Trust dated July 14, 2008** and as Trustee, being authorized to do so executed the foregoing instrument for and on behalf of Michael W. Bransfield, as Trustee under Michael W. Bransfield Revocable Trust dated July 14, 2008 and that he executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand this 23rd day of JUNE, 2017.

Marjorie Bransfield

Notary Public

My Commission Expires: April 11, 2020

MARJORIE BRANSFIELD
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 11, 2020

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.