CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 27th day of July, 2017.

Notary Public

My Commission Expires:

STATE OF TENNESSEE / NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 20, 2019

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20170068208 DEEDQC
Recvd: 08/07/17 16:10 3 pgs
Fees:17.00 Taxes:0.00
20170807-0080834

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Fern Ball Properties, LLC 3304 Pico Blvd, #J Santa Monica, CA 90405	[SAME]	08314030400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jean Aw**, unmarried, and **Shawn Robert Sims**, unmarried (collectively, "Grantor"), have bargained and by these presents do transfer, quitclaim, and convey unto **Fern Ball Properties, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in **Davidson County**, Tennessee (the "Property") more particularly described as follows, to wit:

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. 106 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 part of the same property conveyed by Warranty Deed from Carrie L. Ledgerwood, now known as Carrie Pullium and Charles Pullium, wife and husband, in Instrument No. 20170502-0043032 in the Register's Office of Davidson County, Tennessee.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the 27 day of July, 2017.

GRANTOR:

By: _____
Jean Aw

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jean Aw**, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 27 day of July, 2017.

_____
Notary Public

My Commission Expires: ____ / ____ / ____

PEARL G. SIMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires August 4, 2020

GRANTOR:

By: _____
Robert Shawn Sims

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Shawn Sims**, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 27 day of July, 2017.

_____
Notary Public

My Commission Expires: ____ / ____ / ____

PEARL G. SIMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires August 4, 2020