PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 1095 **DEEDQC**
09/15/2017 08:26:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170915-0094330

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 8TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC
COMMISSION EXPIRES:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

ADDRESS OF NEW OWNER:
Rialto Property Development LLC
306 Jackson Blvd.
Belle Meade, TN 37205

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
162-05-0-245.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Seth A. Stewart,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **Rialto Property Development LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEE"), its heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly in Exhibit A, attached and incorporated by reference (the "Property").

Tax Parcel # 162-05-0-245.00

This property is commonly known as: 316 Ocala Drive, Nashville, TN 37211

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 8th day of September, 2017.

Seth A. Stewart

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 Seth A. Stewart, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of September, 2017.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

My Commission Expires: _____

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF HICKORY VALLEY, SECTION 3, OF RECORD IN PLAT BOOK 4460, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GLENN N. McCLAIN AND WIFE, TARA J. McCLAIN, BY WARRANTY DEED FROM LOUELLA R. STALEY AND HUSBAND, JOSEPH E. CHRISMAN, DATED JUNE 29, 1994, OF RECORD IN BOOK 9400, PAGE 368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO RMBS REO HOLDINGS LLC, BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & INGLE, LLP, SUBSTITUTE TRUSTEE, DATED FEBRUARY 1, 2017, OF RECORD IN INSTRUMENT NO. 20170202-0011239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SETH A STEWART BY SPECIAL WARRANTY DEED FROM RMBS REO HOLDINGS, LLC, OF RECORD IN INSTRUMENT NO. 20170915-0094329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.