This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 22030 DEEDQC
11/03/2017 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171103-0113150

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 26 day of October, 2017

Notary Public My commission expires: 4/24/19

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Skip Four LLC	Skip Four LLC	Property 1: 08111027900
205 Cherokee Pt	205 Cherokee Pt	Property 2: 081020S002.00
Hendersonville, TN 37075	Hendersonville, TN 37065	Property 3: 081020S001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Skip Nashville LLC,** has bargained and sold and does hereby quitclaim, transfer and convey all its right, title and interest which it may have in the hereinafter described property to **Skip Four LLC,** its heirs and assigns, forever, being that properties located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Property 1 (1612 17th Ave. N. 08111027900)

Land in Davidson County, Tennessee, being the southerly half of Lot No. 374 on the Plan of McGavock Wetmore and others addition to Nashville, Tennessee, called The Addition to the Town of McGavock, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Southerly Half of Lot Number 374 fronts 50 feet on the Easterly Side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Shawn Ireland and wife, Kelly Ireland by Special Warranty deed from HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4 of record in Instrument No. 20141217-0115545 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014. (Value of consideration shown in aforementioned deed $64,000.00.)

Being the same property conveyed to Skip Nashville, LLC by Quitclaim deed from Shawn Ireland and

wife, Kelly Ireland of record in Instrument No. 20160526-0053071 Register's Office for Davidson County,

Tennessee, dated May 24, 2016 and recorded on May 26, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1612 17th Ave N. Nashville, Tennessee 37208.

Property 2 (1734 McKinney Ave. 081020S002.00)

Land situated in Davidson County, Tennessee, being Unit 1734B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1734 McKinney Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099119, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Property 3 (1736 McKinney Ave. 081020S001.00)

Land situated in Davidson County, Tennessee, being Unit 1734A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1734 McKinney Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099119, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Elizabeth Backus Ray by Installment deed from Joseph G. Williams and wife, Tabitha C. Williams of record in Book 4430, page 43, Register's Office for Davidson County, Tennessee, dated June 10, 1969 and recorded on July 08, 1970. (Value or consideration shown in aforementioned deed $18,900.00.)

Being a portion of the same property conveyed to Real Results Unlimited Inc., a Florida Corp. by Warranty deed from Elizabeth Backus Ray, unmarried of record in Instrument No. 20160817-0086052 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016. (Value of consideration shown in aforementioned deed $150,000.00.)

Being a portion of the same property conveyed to Skip Nashville, LLC by Warranty deed from Real Results Unlimited, Inc. of record in Instrument No. 20160817-0086055 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016. (Value or consideration as shown in aforementioned deed $155,000.00.) Being also known as 1734 and 1736 McKinney Avenue Nashville, TN 37208.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 26 day of October, 2017.

Kelly Ireland, Sole Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kelly Ireland, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Skip Nashville, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

WITNESS MY HAND, at office, this 26 day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 4.24.19



True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY