This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 54118 DEEDQC
02/02/2018 09:54:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180202-0010749

STATE OF TENNESSEE:
COUNTY OF ROBERTSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

AFFIANT

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1ST DAY OF FEBRUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/2020

ADDRESS NEW OWNER:
MBS Investments, LLC
P.O. Box 693
Greenbrier, TN 37073

SEND TAX BILLS TO:
NEW OWNER

TAX MAP/PARCEL
011 00 0 092.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge, I, **Ben the Builder, LLC, a Tennessee Limited Liability Company,** these presents do hereby quitclaim and convey unto **MBS Investments, LLC, a Tennessee Limited Liability Company,** all of my right, title and interest in and to the following property located in DAVIDSON County, Tennessee:

TRACT #1 - 5.01 ACRES:

BEING located in Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in Deed Book 4910, Page 554 and Deed Book 4544, Page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, Tax Assessor's Office, Davidson County, Tennessee, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Greer Road, same being the northernmost corner of this tract and the southeast corner of Linda Lou Thompson Putman (IN 20090605-0052121 and IN 20000718-0070657, RODCT); thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 06 degrees 04 minutes 17 seconds, a radius of 1115.30 feet, a tangent length of 59.15 feet, and a chord of South 44 degrees 32 minutes 18 seconds East 118.13; thence along said curve an arc length of 118.18; thence South 47 degrees 34 minutes 27 seconds East 46.15 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Thrasher property (5.01 acres as per survey of same date) South 45 degrees 34 minutes 46 seconds West 1190.53 feet to an iron rod; thence South 08 degrees 15 minutes 04 seconds East 593.48 feet to an iron rod; thence with line of Keith Groves (IN 20170301-0020142, RODCT) South 77 degrees 59 minutes 28 seconds West 121.75 feet to a fallen maple tree; thence with line of Gary F. Hahn (DB 7360, PG 296, RODCT) North 08 degrees 15 minutes 04 seconds West 598.75 feet to an iron rod at a post; thence with line of Jason Scott Starling (IN 20060104-0001196, RODCT) North 41 degrees 27 minutes 09 seconds East 1258.16 feet to an iron rod; thence with line of Linda Lou Thomason Putman North 38 degrees 18 minutes 19 seconds East 32.78 feet to the point of beginning

containing 5.01 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, 2017.

TRACT #2 - 5.01 ACRES:

BEING located in Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in Deed Book 4910, Page 554 and Deed Book 4544, Page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, Tax Assessor's Office, Davidson County, Tennessee, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Greer Road, same being the northernmost corner of this tract and the southeast corner of Tract #1 of the Thrasher property (5.01 acres as per survey of same date), also being 164.33 feet south of the southeast corner of Linda Lou Thompson Putman (IN 20090605-0052121 and IN 20000718-0070657, RODCT) as you measure along said margin; thence with said margin South 47 degrees 34 minutes 27 seconds East 127.17 feet to an iron rod in said margin; thence leaving road with line of Tract #3 of the Thrasher property (5.01 acres as per survey of same date) South 47 degrees 41 minutes 38 seconds West 1115.51 feet to an iron rod; thence South 18 degrees 30 minutes 18 seconds East 565.43 feet to an iron rod; thence with line of Keith Groves (IN 20170301-0020142, RODCT) South 76 degrees 35 minutes 48 seconds West 95.52 feet to an iron rod; thence South 77 degrees 59 minutes 28 seconds West 123.25 feet to an iron rod; thence with line of said Tract #1 North 08 degrees 15 minutes 04 seconds West 593.48 feet to an iron rod; thence North 45 degrees 34 minutes 46 seconds East 1190.53 feet to the point of beginning containing 5.01 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, 2017.

TRACT #3 - 5.01 ACRES:

BEING located in Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in Deed Book 6823, Page 245; Deed Book 4910, Page 554 and Deed Book 4544, Page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, Tax Assessor's Office, Davidson County, Tennessee, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Greer Road, same being the northernmost corner of this tract and the southeast corner of Tract #2 of the Thrasher property (5.01 acres as per survey of same date), also being 291.50 feet south of the southeast corner of Linda Lou Thompson Putman (IN 20090605-0052121 and IN 20000718-0070657, RODCT) as you measure along said margin; thence with said margin South 47 degrees 34 minutes 27 seconds East 127.17 feet to an iron rod in said margin; thence leaving road with line of Tract #4 of the Thrasher property (5.18 acres as per survey of same date) South 49 degrees 48 minutes 02 seconds West 1053.94 feet to an iron rod; thence South 36 degrees 43 minutes 33 seconds East 568.38 feet to an iron rod at a 24-inch poplar tree; thence with line of Diana S. Finley (IN 20161110-0119352, RODCT) South 76 degrees 34 minutes 55 seconds West 186.46 feet to an iron rod at a post; thence with line of Keith Groves (IN 20170301-0020142, RODCT) South 76 degrees 35 minutes 48 seconds West 95.52 feet to an iron rod; thence with line of said Tract #2 North 18 degrees 30 minutes 18 seconds West 565.43 feet to an iron rod; thence North 47 degrees 41 minutes 38 seconds East 1115.51 feet to the point of beginning containing 5.01 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, 2017.

TRACT #4 - 5.18 ACRES:

BEING located in the 10th Civil District, Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in Deed Book 6823, Page 245; Deed Book 4910, Page 554 and Deed Book 4544, Page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, Tax Assessor's Office, Davidson County, Tennessee, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Greer Road, same being the northernmost corner of this tract and the southeast corner of Tract #3 of the Thrasher property (5.01 acres as per survey of same date), also being 418.67 feet south of the southeast corner of Linda Lou Thompson Putman (IN 20090605-0052121 and IN 20000718-0070657, RODCT) as you measure along said margin; thence with said margin South 47 degrees 34 minutes 27 seconds East 49.75 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 10 degrees 36 minutes 29 seconds, a radius of 420.20 feet, a tangent length of 39.01 feet, and a chord of South 42 degrees 16 minutes 12 seconds East 77.69 feet; thence along said curve an arc length of 77.80 feet to an iron rod at a post in said margin; thence leaving road with line of Larry C. Hughes (IN 20010810-0086362, RODCT) South 51 degrees 57 minutes 29 seconds West 998.63 feet to an iron rod at a post; thence South 85 degrees 24 minutes 20 seconds East 281.38 feet to an iron rod at a large hickory tree; thence with line of Christopher Dale Wood (IN 20020730-0091422, RODCT) South 86 degrees 40 minutes 20 seconds East 183.34 feet to an iron rod; thence with line of Roy H. Lay (IN 20160630-0066736, RODCT) South 30 degrees 15 minutes 04 seconds West 168.62 feet to a point (passing a witness iron rod at 149.95 feet); thence with line of Diana S. Finley (IN 20161110-0119352, RODCT) South 30 degrees 15 minutes 32 seconds West 290.06 feet to an iron rod at a 24-inch poplar tree; thence with line of said Tract #3 North 36 degrees 43 minutes 33 seconds West 568.38 feet to an iron rod; thence North 49 degrees 48 minutes 02 seconds East 1053.94 feet to the point of beginning containing 5.18 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, 2017.

Being the same property conveyed to Ben the Builder, LLC, a Tennessee Limited Liability Company by Warranty Deed from Emma June Thrasher and filed in Instrument Number 20180105-0001656, said register's office.

This conveyance is subject to taxes for the year 2018 and subsequent years.

This is improved property known as: **2991 Greer Road, Goodlettsville, TN 37072**

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

Witness my hand and seal on this the 1st day of February, 2018.

Ben the Builder, LLC, a Tennessee Limited Liability Company

BY: _____
Michael Benjamin Suggs, President

State of Tennessee)
County of Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Benjamin Suggs, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of BEN THE BUILDER, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that as such President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as President of said BEN THE BUILDER, LLC, a Tennessee Limited Liability Company.

Witness my hand, at office, this the 1st day of February, 2018.

_____
Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My commission expires: 1/29/2020