This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 59185 DEEDQC
02/14/2018 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180214-0014739

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 13 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 5-24-21

NEW OWNER:

FPH Investments, GP
3825 Bedford Ave., Ste 102
Nashville, TN, 37215

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

096-07-0-006.00

COURTNEY MARCIONETTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration Paul J. Heil, *
married, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to FPH Investments, GP, a Tennessee general partnership (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being 1.56 acres on the southerly side of Stewart's Ferry Road, and part of the 121 acres conveyed to J. W. Charlton by L. J. Reasonover, as of record in Book 554, page 144, Register's Office for Davidson County, Tennessee, described according to a survey made by George Watkins, November 20, 1951, as follows:

BEGINNING at a point in the center of Stewart's Ferry Road, North 57 deg. and 50 min. West 253 feet from the northwest corner of the Chester K. Hart Lands; thence with the center of said Stewart's Ferry Road, North 57 deg. and 50 min. West 301.1 feet to a point; thence

South 32 deg. and 20 min. Northwest 229.5 feet to an iron pin at the corner of a fence; thence South 60 deg. East 307.5 feet to the southwesterly corner of a tract of land conveyed to Hugh McCullough by J. W. Charlton, a of record in Book 1512, page 608, Register's Office for Davidson County, Tennessee; thence North 33 deg. and 15 min. East 210 feet, with the said McCullough's west boundary line to a point of beginning, and containing 1.56 acres, more or less.

Being the same property conveyed to Paul J. Heil by Warranty deed from 300 SFP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170509-0046145 Register's Office for Davidson County, Tennessee, dated May 3, 2017 and recorded on May 9, 2017.

*Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property

This property is commonly known as 300 Stewarts Ferry Pike, Nashville, TN 37214.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. 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 purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 13th day of February, 2018.

GRANTOR:

Paul J. Heil

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul J. Heil, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 13th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 5-29-21

20181011C

COURTNEY MARCIONETTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

