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

Bill Garrett Davidson County
Batch# 64362 DEEDQC
03/02/2018 11:02:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180302-0019840

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

Coleen Newcomb
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 26th DAY OF February, 2018.

NOTARY PUBLIC
COMMISSION EXPIRES:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

ADDRESS OF NEW OWNER:
Troubadour Investments, LLC
1010 Racquet Club Dr. Ste 101
Auburn, CA 95603

SEND TAX BILLS TO:
Troubadour Investments, LLC
1010 Racquet Club Dr. Ste 101
Auburn, CA 95603

MAP/PARCELS:
082-12-0-159.00
72-15-Q-1.00
72-15-Q-2.00

QUITCLAIM DEED

For and in consideration of Zero Dollars (0.00), cash in hand paid, the receipt of which is hereby acknowledged, **John P. Casper Family Partnership,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of its right, title and interest to the hereinafter described property to **Troubadour Investments, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to certain tracts or parcels of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit (the "Property").

Tract I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 174, MAP OF BLOCKS 1 & 2 OF F.O. BEAZLEY'S MCFERRIN ADDITION TO EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 136, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to John P. Casper Family Partnership, by Warranty Deed dated June 28, 2013, from David P. Biagi and wife, Julia A. Biagi, of record in Instrument No. 20130701-0067826, Register's Office for Davidson County, Tennessee.

Property known as 402 Myrtle Street, Nashville, Tennessee 37206

Tract II:
Land in Davidson County, Tennessee, Unit No. A on the Plan of Pennington Homes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150716-00069670, 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 the same property conveyed to John P. Casper Family Partnership, by Warranty Deed dated July 26, 2016, from Chris Thomas Homes, LLC, a Tennessee limited

liability company, of record in Instrument No. 20160729-0078353, Register's Office for Davidson County, Tennessee.

Property known as 2621A Pennington Avenue, Nashville, Tennessee 37216

Tract III:
Land in Davidson County, Tennessee, Unit No. B on the Plan of Pennington Homes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150716-00069670, 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 the same property conveyed to John P. Casper Family Partnership, by Warranty Deed dated July 26, 2016, from Chris Thomas Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20160707-0069510, Register's Office for Davidson County, Tennessee.

Property known as 2621B Pennington Avenue, Nashville, Tennessee 37216

These improved properties are commonly known as:
402 Myrtle Street, Nashville, Tennessee 37206
2621A Pennington Avenue, Nashville, Tennessee 37216
2621B Pennington Avenue, Nashville, Tennessee 37216

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

IN WITNESS WHEREOF, this document was executed this 26th day of February, 2018.

John P. Casper Family Partnership

By: John P. Casper
Its: General Partner

[NOTARY ACKNOWLEDGEMENT APPEARS ON THE FOLLOWING PAGE]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER)

On February 23, 2018 before me, Cameo Townzen, Notary Public
(insert name and title of the officer)

personally appeared John P. Casper,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cameo Townzen (Seal)

CAMEO TOWNZEN
Commission # 2090336
Notary Public - California
Placer County
My Comm. Expires Dec 14, 2018