Davidson County DEEDQC
Recvd: 05/22/06 09:19 2 pgs
Fees:12.00 Taxes:0.00
20060522-0059509

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Highland Title LLC
394 West Main St., Suite B-5
Hendersonville, TN 37075

OWNERS ADDRESS:
Matthew P. Spencer
2311 Rader Ridge Road
Antioch, TN 37013

SEND TAX BILLS TO:
Matthew P. Spencer
2311 Rader Ridge Road
Antioch, TN 37013

Map 149/Group 5/ Parcel 203

KNOW ALL MEN BY THESE PRESENTS that **Windward Investment Group, LLC, GRANTOR,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Matthew P. Spencer, GRANTEE,** his heirs and assigns, all of our right, title interest that we may have in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 162 B, Zone Lot Division of Lots 126, 158 and 162, Pebble Trace, Section 1, of record in Book 6900, Page 662, amending Book 6900, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to Matthew P. Spencer, unmarried by Warranty Deed from Jo Nishijima and wife, Denise Harue Nishijima, dated November 13, 2003, recorded November 21, 2003, of record in Instrument Number 20031121-0170200, Register's Office for Davidson County, Tennessee, thence to Windward Investment Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Matthew P. Spencer, unmarried, dated February 16, 2004, recorded May 11, 2004, of record in Instrument Number 20040511-0053786, Register's Office for Davidson County, Tennessee.

This property description referenced above was provided by the Grantors.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 25 day of April, 2006.

Matthew Spencer, member

Nathan Vooys, member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Matthew Spencer in his capacity as 50% member of Windward Investment Group, LLC, the within named Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Nathan Vooys in his capacity as 50% member of Windward Investment Group, LLC, the within named Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 25 day of April, 2006.

Melissa Smith
Notary Public:

My Commission Expires 3/24/09



STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 25 day of April, 2006.

Melissa Smith
Notary Public:

My Commission Expires: 3/24/09

