(1)

Prepared By and
After Recording Return to:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

BILL GARRETT, Davidson County
Trans:T20090050512 DEEDQC
Recvd: 07/27/09 13:45 2 pgs
Fees:12.00 Taxes:0.00
20090727-0070190

STATE OF TENNESSEE
COUNTY OF Davidson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant
This 22nd day of July, 2009.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

Address of New Owners:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
218 31st Avenue North	Same As New Owner	104-02-X 218.00 CO
Nashville, TN 37203		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jeffrey B. Carter** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **218 31st Ave., LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEE**") its Successors and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee:

Being Unit No. 218 on Exhibit B of the Master Deed for The Row at 31st Condominiums of record in Instrument 20030430-0057670, and amended in Instruments Nos. 20040203-0012935, 20040206-0014724, and 20040615-0070764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Jeffrey B. Carter by Warranty Deed from Baty Development Group, LLC, dated July 16, 2004, as of record in Instrument No. 20040719-0085920, Register's Office for Davidson County, Tennessee.

This is improved property known as: **218 31st Avenue North, Nashville, TN 37203**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 22nd day of July, 2009.

Jeffrey B. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeffrey B. Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2009.

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

NOTARY PUBLIC