QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **TIMOTHY E. SHAFFER, II, an unmarried man, and LAUREN PAIGE MADDEN, an unmarried woman,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **TIMOTHY E. SHAFFER, II, an unmarried man,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

BEING all of Lot No. Eighteen (18) on the Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey of record in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Timothy E. Shaffer, II, an unmarried man, and Lauren Paige Madden, an unmarried woman, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated December 4th, 2009, appearing of record in Instrument Number 20091210-0112938, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416, as amended of record in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, as amended of record in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016, and in Book 9487, page 908; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; Charter of Rivendell Woods Townhomes Homeowners Association, Inc., of record in Instrument Number 20081031-0108933; and to any and all matters shown on said plat and survey of record in Instrument Number 20080829-0088935; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 4th day of February, 2010.

BILL GARRETT, Davidson County
Trans:T20100009953 DEEDQC
Recvd: 02/19/10 09:46 1 pgs
Fees:12.00 Taxes:0.00
20100219-0012698

T. E. Shaffer II
TIMOTHY E. SHAFFER, II

Lauren Paige Madden
LAUREN PAIGE MADDEN

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

On the 4th day of **FEBRUARY, 2010,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **TIMOTHY E. SHAFFER, II and LAUREN PAIGE MADDEN** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 4th day of **FEBRUARY, 2010**

My Commission Expires: 11/19/2013

Amanda M. Clark
Notary Public

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

The actual consideration for this transfer is –0-

Stella Allen
Affiant

Sworn and subscribed to me this 4th day of February, 2010.

My Commission Expires: 11/19/2013

Amanda M. Clark
Notary Public

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Prepared by: Tri Star Title & Escrow, LLC, 201 E. Main St., Ste 300, Murfreesboro, TN 37130
Map/Parcel 174-01-0A-095.00 CO
Send Tax Bills To New Owner: Timothy E. Shaffer, II 1100 Shire Drive, Antioch, TN 37013