QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **DEBORAH BELLER AND BLAKE E. BELLER,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **DEBORAH M. BELLER,** all their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson**, Tennessee, described as follows:

Being all Lot No. One Hundred Nine, (One Hundred Nine) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, 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 Deborah Beller, a married woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 10, 2010, of record in Instrument Number 20100621 0047927, Register's Office Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; Easement to Colonial Pipeline of record in Book 4542, page 131, in Book 3616, page 453, and Book 3570, page 13, and in Book 3571, page 599; Easement to First Suburban Water District of record in Book 4453, page 154; Transmission Line Easements of record in Book 4425, page 582, and in Book 2346, page 378; Declaration of taking to United States of America (TVA) of record in Book 11335, page 609, and in Instrument Number 20021017-0127752; Storm Water Detention Agreement of record in Instrument Number 20041103-0132562; Charter of Homeowner's Association of record in Instrument Number 20060824-0104548; Easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown of record in Instrument Number 20061031-0135248; 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/we has/have hereunto set his/her hand(s) and seal(s) this 15 day of June, 2010.

Deborah M Beller
DEBORAH M. BELLER

Blake Beller
BLAKE E. BELLER

STATE OF TENNESSEE COUNTY OF DAVIDSON

On the 15 day of June, **2010,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **DEBORAH M. BELLER and BLAKE E. BELLER,** 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 15 day of June, **2010**

My Commission Expires: 11/19/2013 AmandaNClark
Notary Public

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

The actual consideration for this transfer is –0-
Wanda Comer
Affiant

Sworn and subscribed to me this 15 day of June, **2009.**

My Commission Expires: 11/19/2013 AmandaNClark
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 175-06-0A-153.00CO
Send Tax Bills To: Deborah M. Beller, 5124 Preserve Blvd., Antioch, TN 37013
New Owner: Deborah M. Beller, 5124 Preserve Blvd., Antioch, TN 37013

Return to:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

BILL GARRETT, Davidson County
Trans: T20100037402 DEEDQC
Recvd: 06/21/10 09:08 1 pgs
Fees: 12.00 Taxes: 0.00

20100621-0047929