QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100080769 DEEDQC
Recvd: 12/23/10 03:02 3 pgs
Fees:17.00 Taxes:0.00
20101223-0102027

Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive #604
Franklin, TN 37067

Address of New Owner and Send Tax Bills To:	**Map/Parcel**
Mark C. McMahan and wife, Mackenzie Knott McMahan 601 Old Hickory Blvd.; Unit 57 Brentwood, TN 37027	171-03-0-B-253.00CO

For and in consideration of Ten and no/100ths ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark C. McMahan and Mackenzie Knott**, by these presents do hereby quitclaim and convey unto Mark C. McMahan and wife, Mackenzie Knott McMahan, their successors and assigns, all our right, title and interest in and to the following described tract of land:

Land in DAVIDSON County, Tennessee, being Lot No. 15, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mark C. McMahan, unmarried and Mackenzie Knott, unmarried, by Warranty Deed from Marie E. Cagle, an unmarried woman, dated October 15, 2010, of record in Instrument No. 20101021-0084347, Register's Office for Davidson County, Tennessee. Said Grantees have since married. Mackenzie Knott is now known as Mackenzie Knott McMahan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 957, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65 amended in Book 9500, Page 393, Book 9860, Page 840, Book 7798, Page 843, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931, Book 10694, Page 541, Register's Office for DAVIDSON County, Tennessee. DCCR's for Townhomes of record in 10126, Page 435 amended in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000719-0070558 and Instrument No. 20050705-0076596, Register's Office for DAVIDSON County, Tennessee. Charter for HOA of record in Book 8920, Page 40, Register's Office for DAVIDSON County,

Tennessee. PUD Boundary of record in Plat Book 7900, Page 509, Register's Office for DAVIDSON County, Tennessee. By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, By-Laws for Townhomes in Book 10126, Page 486 and amended in Book 10275, Page 959, and Book 11550, Page 554, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Page 9698, Page 124 and Book 7851, Page 712, Register's Office for DAVIDSON County, Tennessee. QCD for common areas to HOA of record in Book 11753, Page 208, Register's Office for DAVIDSON County, Tennessee. Amenities Area of record in Book 9443, Page 538, Register's Office for DAVIDSON County, Tennessee. Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register's Office for DAVIDSON County, Tennessee, Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for DAVIDSON County, Tennessee. Water Main Easement of record in Book 9698, Pages 81, Register's Office for DAVIDSON County, Tennessee. Easement for Cable Television of record in Instrument #20000516-0049387, Register's Office for DAVIDSON County, Tennessee. Easement to BellSouth of record in Book 10709, Page 143, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Book 10357, Page 920, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to HOA dues, if any. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 601 Old Hickory Blvd.; Unit 57, Brentwood, TN 37027,

Mark C. McMahan

Mackenzie Knott McMahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LEE E. CRANFORD, a Notary Public in and for said County and State, MARK C. MCMAHAN AND MACKENZIE KNOTT MCMAHAN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purpose therein contained.

Witness by hand and official seal at FRANKLIN, WILLIAMSON CO., TN, this the 8th day of DECEMBER, 2010.

Lee E. Cranford
NOTARY PUBLIC

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1/9/2012

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mark C. McMahan
Affiant

Sworn and subscribed before me this the 8th day of DECEMBER, 2010.

Lee E. Cranford
NOTARY PUBLIC

My commission expires: 1/9/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE