BILL GARRETT, Davidson County
Trans:T20110002980 DEEDQC
Recvd: 01/14/11 13:20 2 pgs
Fees:12.00 Taxes:0.00
20110114-0004123

Document Prepared By:

FlatRock Development, LLC
5035 Marc Drive
Nashville, TN. 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12 day of January, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Duncan and Ashley Borders 5035 Marc Drive Nashville, TN. 37211	New Owner	119-10-0-050.00

FOR AND IN CONSIDERATION of 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **FlatRock Development, LLC**, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Duncan and Ashley Borders,** their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING Lot 27 Hidden Acres | Neighborhood Code And Name: 3126 Woodbine/Nolensville Re/E Thom Ln, as shown on plat of record in, in the Registrar's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to FlatRock Development, LLC by Warranty Deed from Raymond C. Robison Etux recorded on the 25th day of March, 2010 in instrument number **201004060025709**, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2705 Hartford Drive, Nashville, TN 37211.**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2011.

Matthew S. Crabtree, Member
Matthew S. Crabtree, Member
FlatRock Development, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The above representative of FlatRock Development, LLC, Matthew S. Crabtree, personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named FlatRock Development, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014