Prepared by and return to:
Jared Schlegel
~~Boston National Title Agency, LLC~~
~~473 NW Prima Vista Blvd.~~
~~Port St. Lucie, FL 34983~~

File Number: 105415

Boston National Title Agency, LLC
129 W. Trade Street, 9th Floor
Charlotte, NC 28202

BILL GARRETT, Davidson County
Trans:T20110008180 DEEDQC
Recvd: 02/08/11 10:41 3 pgs
Fees:17.00 Taxes:0.00
20110208-0011056

Send Tax Bills to:
Bank of America
450 American St.
Simi Valley, CA 93065

(Space Above This Line For Recording Data)

Quit Claim Deed

This Quit Claim Deed made this **1st day of September, 2010**, between Matt Moman whose post office address is, **9059 Rigden Mill Dr., Nashville, TN 37211**, grantor, and **Matt Moman and Monica A.P. Moman, husband and wife** whose post office address is **9059 Rigden Mill Dr., Nashville, TN 37211**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in the **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 543 as shown on the plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20070518-0059708 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on Plan of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee; and

2. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, said Register's Office; and

3. Declaration of Convenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826 as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office; and

4. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and

5. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office; and

6. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, in said Register's Office; and

7. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579, in said Register's Office; and

8. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.

This property is also known as improved property located at 9063 Rigden Mill Drive, Nashville, TN 37211.

Being that parcel of land conveyed to Matt Moman, an unmarried man, from Regent Homes, LLC, a Tennessee Limited Liability Company, by that deed dated 9/7/2007 and recorded 9/11/2007 as Instrument No. 20070911-0109084 of the Davidson County, TN public registry.

Tax ID#: 173-09-0A-569.00

Parcel Identification Number: 173-09-0A-569.00

Being that parcel of land conveyed from Matt Moman, Grantor, to Matt Moman and Monica A.P. Moman, Husband and Wife, Grantee, by Quit Claim Deed dated September 01, 2010, and recorded on N/A, as Instrument Number N/A, in the Register's Office of Davidson County, TN.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: SUSAN M. JONES

Matt Moman

Witness Name: _____

State of TENNESSEE

County of DAVIDSON

The foregoing instrument was acknowledged before me this 1ST day of SEPTEMBER, 2010, by , she (__) is personally known to me or (✓) has produced TN DL as identification.

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Printed Name: SUSAN M. JONES

My Commission Expires: MARCH 31, 2013