QUITCLAIM DEED

DIANA GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 April, 2011

Notary Public

MY COMMISSION EXPIRES: 1-27-15

THIS INSTRUMENT WAS PREPARED BY
Main Street Title, 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Keen	Mark D. Keen	064160E10800CO
(NAME)	(NAME)	
321 Griffin Place	321 Griffin Place	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mary M. Keen, unmarried HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Mark D. Keen, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 108, Building 29, as shown on the plan of Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit A1 to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473 and amended and restated in Instrument 200611060137656 and further amended in Instrument 200711050130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to MARK D. KEEN AND WIFE, MARY M. KEEN by Deed from PHILLIPS BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated 09/30/2008 and filed for record on 10/03/2008 in Instrument 200810030100932, Register's Office for DAVIDSON County, Tennessee.

Unimproved
This is improved ■ property, known as 321 Griffin Place, Hermitage, Tennessee 37076

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands _____.

Mary M. Keen
4/25/2011

BILL GARRETT, Davidson County
Trans: T20110024532 DEEDQC
Recvd: 04/26/11 15:51 1 pgs
Fees: 12.00 Taxes: 0.00
20110426-0031990

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Dawn M Reed (notary public), Mary M. Keen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: 7/3/2011

DAWN M REED
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Dawn M Reed
Notary Public