THIS INSTRUMENT PREPARED BY: **Flatrock Development, LLC** **5305 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 11th day of August, 2011. Notary Public My Commission Expires: 11/17/14

BILL GARRETT, Davidson County
Trans:T20110050015 DEEDQC
Recvd: 08/15/11 15:19 2 pgs
Fees:12.00 Taxes:0.00

20110815-0062913

QUITCLAIM DEED

Address New Owner: Flatrock Development LLC 5035 Marc Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 119-10-0-050

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Duncan and Ashley Borders (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Flatrock Development LLC, its heirs and assigns all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County,, Tennessee, being Lot 27, HIDDEN ACRES Subdivision, as shown on plat of record in Plat Book 1130, Page 89, in the Register'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 by Warranty Deed from The Estate of Raymond Robison to Flatrock Development, LLC as recorded on the 6th day of April, 2010 in Instrument No. 20100406-0025709 and Quitclaim Deed from FlatRock Development, LLC to Duncan and Ashley Borders as recorded on the 14th day of January, 2011 in Instrument No. 20110114-0004123, in the Register's Office of Davidson

County, Tennessee. Said Quitclaim Deed was corrected by scrivener's affidavit of record in instrument no. 20110726-0057054, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2705 Hartford Drive, Nashville, TN 37210.

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 12 day of August, 2011.

Duncan Borders

Ashley Borders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Duncan and Ashley Borders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

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

BRENDA W. HENDERSON NOTARY PUBLIC EXP. 11/17/14 WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/17/14