This instrument is based on information furnished by the parties hereto without the benefit of a title examination and was prepared by:
The Hill Firm, PLLC
Robert J. Hill II, Esq.
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20110080096 DEEDQC
Recvd: 12/19/11 11:24 2 pgs
Fees:12.00 Taxes:0.00
20111219-0098663

New Owner:	Tax Bills To:	Map/Parcel No:
Premier Properties of Nashville, LLC Series A – 227 Buck Run Drive 2352 Baker Rd. Goodlettsville, TN 37072	**Same**	**122 01 0A 355.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Jonathon Cole Melcher ("Grantor") does hereby quitclaim, remise and convey unto **Premier Properties of Nashville, LLC, Series A – 227 Buck Run Drive**, all of his right, title and interest in real property located in Davidson County, Tennessee and further described as follows:

> Land in Davidson County, Tennessee, being Unit No. 22, in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement" and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at Page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.
>
> Being the same property conveyed to Jonathon Cole Melcher, unmarried, by deed from Lakesha L. Baldwin, dated February 29, 2008, of record in

Instrument No. 20080324-0029353 in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 227 Buck Run Drive, Nashville, TN 37214

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00 and this transfer is exempt from transfer tax.

Affiant

Sworn to and subscribed before me this 19TH day of December, 2011.

Notary Public
My Commission Expires:

ROBERT J. HILL II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 19TH day of December, 2011.

Grantor:

Jonathon Cole Melcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jonathon Cole Melcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name thereto.

Witness my hand and official seal at Nashville, this 19TH day of December, 2011.

Notary Public
My Commission Expires:

ROBERT J. HILL II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013