(1)

QUITCLAIM DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Cary Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29 DAY OF December 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04271 GILLILAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Beth Gilliland	same	126-16-A-358.00 CO
1013 Riverspring Drive aka 1201 Widewater Court		126-16-A-358.00 CO
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MICHAEL MONTMARQUET, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

BETH GILLILAND, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1013 Riverspring Drive aka 1201 Widewater Court, Nashville, TN 37221

Witness our hand on this 29 day of December, 2011

Michael Montmarquet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Michael Montmarquet, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Michael Montmarquet executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29 day of December, 2011

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans: T20120001552 DEEDQC
Recvd: 01/06/12 14:19 2 pgs
Fees: 12.00 Taxes: 0.00
20120106-0001748

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 491, RIVERWALK, PHASE 2B, as shown on plat of record in Instrument No. 20041020-0126319, 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 to Beth Gilliland and Michael Montmarquet, Wife and Husband by Warranty Deed from Corinthian Custom Homes, Inc., recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066309, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 2B, as recorded in Instrument No. 20041020-0126319, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restriction as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.

f. Easement to Tennessee Electric Power, recorded in Book 751, Page 375 and Book 787, Page 7.

g. Easement to Tennessee Valley Authority, recorded in Book 4205, Page 194, Book 4226, Page 715, and Book 4257, Page 647.

h. Easement for Public Utilities, recorded in Book 7526, Pages 315, 318 and 324 and Instrument Nos. 20021125-0145984 and 20040812-0097619.

i. Easement for Road and Utilities, recorded in Instrument No. 20010706-0072536.

j. Plan of Newson Land recorded in Plat Book 1, Page 25 and Plat Book 1, Page 121 in Chancery Court.

k. Stormwater Detention Agreements recorded at Instrument Nos. 20010919-0101279, 20021119-0143687 and 20040826-0103240.

l. Landscape Agreement recorded at Instrument No. 20010919-0101280.

m. Charter Right of Way for CSX Transportation Railroad.