BILL GARRETT, Davidson County
Trans:T20120023522 DEEDQC
Recvd: 04/02/12 10:21 2 pgs
Fees:17.00 Taxes:0.00
20120402-0027468

This Instrument Prepared By and Returned To:
Hardeman & Montgomery, Attorneys at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Eduardo C. Dias<br>5454 Edmondson Pike<br>Nashville, TN 37211 | Franklin American mortgage Co.<br>501 Corporate Centre Dr, Ste 400<br>Franklin, Tennessee 37067 | Map 161-9-A<br>Parcel 18 CO |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and NO/100 Dollars, cash in hand paid, we, Eduardo Coelho Dias and wife, Adriana Hermel, do hereby convey, remise, release and quitclaim unto Kevin D. Montgomery, Trustee, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Townhome Unit No. 5454 (a/k/a Unit 7) as set forth in the Master Deed Establishing Brighton Village, a Condominium, and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, Register's Office for Davidson County, Tennessee, said Lots also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Eduardo Coelho Dias and wife, Adriana Hermel by Deed dated September 25, 2008 from Regent Homes, LLC of record as Instrument No. 20080926-0098094, Register's Office for Davidson County, Tennessee.

This is improved property known as 5454 Edmondson Pike, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Kevin D. Montgomery, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Eduardo C. Dias and wife, Adriana Hermel, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of March, 2012.

KEVIN D. MONTGOMERY

Eduardo Coelho Dias

Adriana Hermel

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned notary public, of said county, Kevin D. Montgomery and Eduardo Coelho Dias and Adriana Hermel, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 26th day of March, 2012

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2012.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAY 20, 2014

Notary Public