The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little & House, PC
109 Westpark Drive
Suite 300
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mark Duke 1000 Natchez Valley Lane Franklin, Tennessee 37064	SAME	173-09-0-A-161.00 CO

THIS INDENTURE, made effective December 31st, 2009, between Duke Family, LLC, a Tennessee limited liability company ("Grantor"), and Mark Duke (50%) and Alva Duke (50%), as tenants in common, of Williamson County, Tennessee ("Grantees").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantor, by these present does hereby remise, release and forever quitclaim unto the Grantees, all of its right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantor that this conveyance shall vest in Grantees, as tenants in common in the real property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed with the above written effective date.

BILL GARRETT, Davidson County
Trans:T20120026994 DEEDQC
Recvd: 04/13/12 10:13 3 pgs
Fees:17.00 Taxes:0.00
20120413-0031628

GRANTOR

Duke Family, LLC

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Duke, the Chief Manager of Duke Family, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 11 day of April, 2012.

Dawn M. Solis
NOTARY PUBLIC

DAWN M. SOLIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 6-16-13

My Commission Expires JUNE 16, 2013

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer and that the actual consideration for this transfer is $0.00.

AFFIANT

COUNTY OF DAVIDSON)
STATE OF TENNESSEE)

Sworn to and subscribed before me this 12 day of April, 2012

Diana C. Gilfilen
NOTARY PUBLIC

My Commission Expires: March 3, 2015

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 3, 2015

EXHIBIT A

Being Lot 226, on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Duke Family, LLC by deed from Mark A. Duke, of record in Instrument No. 20080709-0070644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters on the plan of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Book 421, page 146, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions, and Restrictions or record in Instrument No. 20020315-0032825 and 20020315-0032826 and 20021226-0158458 and 20021226-0158459 and 20020911-0110906, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, page 230, and Book 7985, page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
Easement for water mains and appurtenances or record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
Easement of record in Instrument No. 20020408-0042676 and 20020408-0042675 and 20011129-0130322, Register's Office for Davidson County, Tennessee.
Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.
Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.
Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 2002-0501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
Rights of others in and to the common areas of Lenox Village.
Easement for right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
Subject to lien for special assessments as contained in the restrictions.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This improved property is known as 7726 Porter House Drive, Nashville, Tennessee 37211.