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	181-2-A-87.00 CO

THIS INDENTURE, made effective December 31st, 2009, between Duke Family, LLC, a Tennessee limited liability company ("Grantor"), and Mark Duke of Williamson County, Tennessee ("Grantee").

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 Grantee, 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 Grantee, an undivided interest in fee simple 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
20120413-0031629

GRANTOR

Duke Family, LLC

Mark Duke

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 11th day of April, 2012.

Dawn Solis
NOTARY PUBLIC

DAWN M. SOLIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 16, 2013

My Commission Expires: 6-16-13

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

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2015

My Commission Expires: March 3, 2015

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. E-3 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership 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. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

Being the same property conveyed to Duke Family, LLC by deed from Mark A. Duke and wife, Alva Duke, of record as Instrument No. 20080709-0070645 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; and
2. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C"; and
3. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2, and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; and
4. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office; and
5. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, said Register's Office; and
6. Rights of way and easements to Gulf Interstate Gas Company or record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property at 8411 Callabee Way, E-3, Antioch, Tennessee 37013.