THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties with no tax or legal advise. MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	*STATE OF TENNESSEE* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-* *Affiant* Subscribed and Sworn to before me, this 24th day of May, 2012. *Notary Public* *My commission expires:* 9/3/12

Name and Address of New Owner:
Talbert Construction Advisors, LLC
6A Racoon Road
North Oaks, MN 55127

Davidson County DEEDQC
Recvd: 05/30/12 11:34 3 pgs
Fees:17.00 Taxes:0.00
20120530-0046662

Send Tax Bills To:
Same as above

Street Address of Subject Property:
901 Albert Court, Unit B
Nashville, TN 37204

Map and Parcel:
A portion of 11813015700

MST 2012-0022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hilmont Builders, LLC, a Tennessee limited liability company,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Talbert Construction Advisors, LLC, a Tennessee limited liability company** hereinafter called "**GRANTEES,**" its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No B of The Plan of Albert Court, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Albert Court, of record in Instrument No. 20120309-0020690, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all 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 By-Laws and Charter for the administration thereof, and is 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments

and other undertakings contained in the Master Deed of record in Instrument Number 20120309-0020690, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20120309-0020690, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hilmont Builders, LLC, a Tennessee limited liability company, by Deed of Jane M. Crawford, of record in Instrument No. 20111227-0100832, said Register's Office.

WITNESS my hand this 7th day of May, 2012.

Hilmont Builders, LLC

By: Monty Talbert
Title: owner

STATE OF Minnesota]
COUNTY OF Anoka]

Personally appeared before me, the undersigned, Notary Public of said State and County, **Monty L. Talbert, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Sole Member** of **Hilmont Builders, LLC**, the within named bargainor, being limited liability company, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by singing the name of the limited liability company by the said **Monty L. Talbert, Jr.**, as such **Sole Member**.

WITNESS my hand and seal at office, this 22 day of May, 2012.

Kristine J. Musson
NOTARY PUBLIC

My commission expires:



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

