THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711Trousdale Drive, Suite 120
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 17 DAY OF August 2012.

Notary Public

My Commission Expires:

DAVID R. A. DAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Address of New Owner:
Mark Montgomery
103 Noel Cove Rd.
Hermitage, TN 37076

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
086100B10300CO

BILL GARRETT, Davidson County
Trans:T20120061894 DEEDQC
Recvd: 08/20/12 10:19 2 pgs
Fees:12.00 Taxes:0.00
20120820-0074373

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James E. Montgomery and wife Bernadette M. Montgomery,**,"GRANTORS", by these presents, does hereby quitclaim and convey unto **Mark Montgomery**, herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County**, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 103, PLAN OF NOEL COVE TOWNHOMES, as established under Master Deed of record in Instrument No. 20030924-0141428, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carol A. Mills, a single person by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation, recorded on the 10th day of June, 2004 in Instrument No. 20040610-0068986, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James E. Montgomery and wife, Bernadette M. Montgomery, by Warranty Deed from Carol A. Mills, as recorded this 7th day of February, 2011, in Instrument No. 20110207-0010717, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 103 Noel Cove Rd.- Hermitage, TN 37076

WITNESS our hands this 26 day of June, 2012

James E. Montgomery

Bernadette M. Montgomery

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **James E. Montgomery and wife, Bernadette M. Montgomery,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 26 day of June, 2012.

LYNN M. McCABE
Notary Public, State of New York
No. 01MC6098327
Qualified in Erie County
Commission Expires Sept. 08, 2015

Notary Public

My commission expires: