THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
7127 Crossroads Blvd., Ste. 105
Brentwood, TN 37027
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-2014

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Judy R. Montague
21 Vaughns Gap Rd., #26
Nashville, TN 37205

SEND TAX BILLS TO:
Judy R. Montague
21 Vaughns Gap Rd., #26
Nashville, TN 37205

MAP & PARCEL
129-15-0-A-026.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Bernice N. Ritt, a widow,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim my right, title and interest, unto **Judy R. Montague, unmarried,** my right, title and interest, unto, hereinafter referred as Grantees, their Heirs and Assigns, 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 No. 26 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is herby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Bernice N. Ritt, by Warranty Deed from Rowen S. Pfeifer and wife, Patricia A. Pfeifer, dated January 25, 1996, filed for record on January 26, 1996 in Book 9928, Page 654, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

No Boundary Survey was made at the time of this conveyance, with the legal description being the same as the previous deeds of record.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 21 Vaughns Gap, #26, Nashville, TN 37205.

Witness my hand this the 25th day of September, 2012.

Bernice N. Ritt
Bernice N. Ritt

BILL GARRETT, Davidson County
Trans: T20120074928 DEEDQC
Recvd: 10/03/12 10:16 2 pgs
Fees: 12.00 Taxes: 0.00
20121003-0090385

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 Bernice N. Ritt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of September, 2012.

Angela G. Batson
Notary Public

My Commission Expires: 1-6-2014

