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.	*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 30 day of NOV, 2012. *Notary Public* *My commission expires:*

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-11-2016

Name and Address of New Owner: Steve L and M, LLC 5317 Washburn Ave S Minneapolis, MN 55410	Davidson County DEEDQC Recvd: 12/03/12 11:51 3 pgs Fees:17.00 Taxes:0.00 **20121203-0110793**
Send Tax Bills To: Same as above	
Street Address of Subject Property: 3805 B Woodmont Lane, Unit B Nashville, TN 37215	**Map and Parcel:** A portion of 11612001800
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, **Talbert Construction Advisors, LLC, a Tennessee limited liability company,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Steve L and M, 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 Woodmont Lane Estates, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Albert Court, of record in Instrument No. 20121116-0105980, 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 20121116-0105980, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20121116-0105980, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Talbert Construction Advisors, LLC, a Tennessee limited liability company, by Deed of James R. Villers sand Robert M. PIckens, of record in Instrument No. 20121105-0101541, said Register's Office.

WITNESS my hand this 30th day of November, 2012.

Talbert Construction Advisors, LLC

By: _____
Title:

STATE OF TN]
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said State and County, Ryan Talbert, 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 Agent of Talbert Construction Advisors, LLC, the within named bargainor, being limited liability company, and that he as such Agent, 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 Ryan Talbert, as such Agent.

WITNESS my hand and seal at office, the day and year first above written.

STATE OF TENNESSEE NOTARY PUBLIC YVETTE LYNN MELDRUM COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My commission expires: 7-5-16

STATE OF TENNESSEE NOTARY PUBLIC YVETTE LYNN MELDRUM COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Lynn 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.

Signature

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

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

