This instrument prepared by:
Murfree & Murfree, PLLC
Attorneys at Law
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties
No title exam requested or performed.

BILL GARRETT, Davidson County
Trans:T20120098804 DEEDQC
Recvd: 12/27/12 09:17 2 pgs
Fees:12.00 Taxes:0.00
20121227-0119167

Name and Address of New Owner:

Land Development.Com, Inc.
798 Old Hickory Blvd
Brentwood, TN 37027

Send Tax Bills To:

SAME

Tax Map and Parcel 118020D001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEES, I, the undersigned, **ARDAVAN AFRAKHTEH,** do hereby transfer, convey and quitclaim unto **LAND DEVELOPMENT.COM, INC,** its successors and assigns, forever, all of my right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit A together with the appurtenances private elements for Unit A and common elements for the Townhomes on Vaulx Lane, a horizontal property regime with private elements, established by Master Deed of record in Instrument No. 20080506-0046795 as corrected by Instrument recorded in Instrument No. 20080514-0049676, Register's Office of Davidson County, Tennessee, said Unit A being depicted on the Site Plan attached as "Exhibit B" to the said Master Deed, and being located on Lot No. 28 on the Map of the First Subdivision of the W.T. Berry Estate, Section 2, as of record in Book 1130, Page 8, said Register's Office.

Being the same property conveyed to Ardavan Afrakhteh by Deed of record in Instrument No. 20121024-0097644, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all other restrictions, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This property is not now, nor has it ever been, the principal residence of the Grantor.

WITNESS MY HAND on this the 26 day of Dec, 2012.

AA

LAND DEVELOPMENT.COM, INC.

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of LAND DEVELOPMENT.COM, INC., the within named bargainor, a Tennessee Corporation, and he as such President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the Corporation by himself as such President.

WITNESS MY HAND and official seal at my office on this the 26th day of December, 2012.

_____
Notary Public

My commission expires: 1-5-2016

M. B. MURFREE IV
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

_____
Affiant

Sworn to and subscribed before me,
this 26th day of December, 2012.

_____
Notary Public

My commission expires: 1-5-2016

M. B. MURFREE IV
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.