BILL GARRETT, Davidson County
Trans:T20130018146 DEEDQC
Recvd: 03/05/13 15:09 4 pgs
Fees:22.00 Taxes:0.00
20130305-0022047

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue North
Nashville, TN 37208

QUITCLAIM DEED

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:
J2K Builders, LLC
P.O. Box 100453
Nashville, TN 37224

MAP PARCEL NO.
071-01-0A-01100CO

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **Metropolitan Development & Housing Agency** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **J2K Builders, LLC**, a Tennessee limited liability company, (hereinafter "Grantee") certain real estate in Davidson County, Tennessee, which is described as follows:

Being Lot Number 11 as shown on the Plat for Phase I of The Woods of Monticello, of record in Instrument Number 20091216-0114519, Register's Office for Davidson County, Tennessee.

This Plat is a Resubdivision of parcels conveyed to the Metropolitan Development & Housing Agency by Marcia F. Cohen and Jack Byrd Co-Trustees of the Testamentary Trust under the Will of Mollie Feigenbaum, deceased, and by Ira Weinstein and Aryeh Makleff, Trustees of the Testamentary Trust under the Will of Marilyn Stern, of record as Instrument Number 20010820-0089393 in the Register's Office for Davidson County, Tennessee; conveyed to the Metropolitan Development & Housing Agency by James M. Allen of record as Instrument Number 20031014-0152229 in the Register's Office for Davidson County, Tennessee; and conveyed to the Metropolitan Development & Housing Agency by Robert Samuel Knox of record as Instrument Number 20040308-0026402 in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all matters as set forth in Exhibit A hereto and to all encumbrances, easements, restrictive covenants and other matters of public record or otherwise as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Executive Director of MDHA

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2013.

S. Denise Hagewood
NOTARY PUBLIC

My Commission Expires: March 3, 2015

S. DENISE HAGEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

This is unimproved property located at 470 Monticello Street, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hands this the 1st day of March 2013, 2013.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: James L Thiltgen
Name

Interim Executive Director
Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public of the state and county mentioned, personally appeared James Thiltgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of the Metropolitan Development and Housing Agency, the within named bargainor, a corporation, and that such president or officer as such Officer, executed the foregoing Quitclaim Deed for the purposes therein contained, by personally signing the name of the corporation as the Metropolitan Development and Housing Agency.

Witness my hand and seal, at office, in Nashville, TN, this the 1st day of March, 2013.

S. Denise Hagewood
NOTARY PUBLIC

My Commission Expires: March 3 2015

S. DENISE HAGEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

EXHIBIT A

EXCEPTIONS

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

5. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 071-01-0A-001, 071-01-0A-002, 071-01-0A-003, 071-01-0A-004, 071-01-0A-005, 071-01-0A-006, 071-01-0A-007, 071-01-0A-008, 071-01-0A-009, 071-01-0A-010, 071-01-0A-011, 071-01-0A-012, 071-01-0A-013, 071-01-0A-014, 071-01-0A-015, 071-01-0A-016, 071-01-0A-017, 071-01-0A-018, 071-01-0A-019, 071-01-0A-020, 071-01-0A-021, 071-01-0A-022, 071-01-0A-023, 071-01-0A-024, 071-01-0A-025, 071-01-0A-026, 071-01-0A-027, 071-01-0A-028, 071-01-0A-029, 071-01-0A-030, 071-01-0A-031, 071-01-0A-032, 071-01-0A-033, 071-01-0A-034, 071-01-0A-035, 071-01-0A-036, 071-01-0A-901, 071-01-0A-902.

6. Taxes for 2013, Map-Parcel No. 071-01-0A-001, 071-01-0A-002, 071-01-0A-003, 071-01-0A-004, 071-01-0A-005, 071-01-0A-006, 071-01-0A-007, 071-01-0A-008, 071-01-0A-009, 071-01-0A-010, 071-01-0A-011, 071-01-0A-012, 071-01-0A-013, 071-01-0A-014, 071-01-0A-015, 071-01-0A-016, 071-01-0A-017, 071-01-0A-018, 071-01-0A-019, 071-01-0A-020, 071-01-0A-021, 071-01-0A-022, 071-01-0A-023, 071-01-0A-024, 071-01-0A-025, 071-01-0A-026, 071-01-0A-027, 071-01-0A-028, 071-01-0A-029, 071-01-0A-030, 071-01-0A-031, 071-01-0A-032, 071-01-0A-033, 071-01-0A-034, 071-01-0A-035, 071-01-0A-036, 071-01-0A-901, 071-01-0A-902, which on January 1st thereof were exempt, but are subject to assessment to a non-exempt taxpayer on the pro-rata basis for such year pursuant to the provisions of Tennessee Code Annotated Sections 67-5-201.

7. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

8. Matters shown on the Plan of record as Instrument No. 20091216-0114519, said Register's Office.

9. Matters shown on the Plan of record as Plat Book 4175, page 26, said Register's Office.

10. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20090528-0049122, said Register's Office.

11. Charter for The Woods At Monticello Homeowner's Association, Inc. of record as Instrument No. 20090529-0049581, said Register's Office.

12. Deed and Easement to the State of Tennessee Department of Transportation of record as Book 10183, page 217, said Register's Office.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 6407, page 360, said Register's Office.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 10219, page 509, said Register's Office.

15. Easement and Right of Entry granted to The Metropolitan Development and Housing Agency, of record as Instrument No. 20040308-0026393, said Register's Office.

16. Inspection and Maintenance Agreement for Private Stormwater management Facilities of record as Instrument No. 20090505-0040906, said Register's Office.

17. Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4027, page 266, said Register's Office.