This Instrument Prepared by:
Jennifer S. Ghanem, Esq.
Keller, Turner, Ruth, Andrews,
Ghanem & Heller, PLLC
700 12th Avenue South, Suite 302
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130033228 DEEDQC
Recvd: 04/23/13 12:43 2 pgs
Fees:12.00 Taxes:0.00
20130423-0040261

QUITCLAIM DEED

Address New Owner:
Jordan S. and Nicole D. Keller
6109 Elizabethan Drive
Nashville, TN 37205

Send tax bills to:
New Owner

Map & Parcel No.:
102-16-0-177.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OBERON PROPERTY, LLC,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **JORDAN S. KELLER and NICOLE MIDDLETON. KELLER, husband and wife,** and their heirs, successors and assigns (herein referred to collectively as the "Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 130, as shown on the map entitled the Plan of Section 8, Hillwood Estates, of record in Plat Book 2133, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **OBERON PROPERTY, LLC**, by deed from **JOHN B. AVERY, III and wife, SARAH H. AVERY**, by **Instrument No. 20111213-0097047** said Register's Office.

This is improved property, known as: **6109 Elizabethan Drive, Nashville, TN 37205**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 25 **day of** February **2013, the bargaining party, having cause my name to be signed hereto on said day and date.**

GRANTOR:

OBERON PROPERTY, LLC

By: Jordan S. Keller
Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Sworn to and subscribed before me
this 25 day of February, 2013.

Notary Public
My Commission Expires: 10/14/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **JORDAN S. KELLER**, whom I am personally acquainted and upon his oath acknowledged himself to be the **MANAGING MEMBER** of **OBERON PROPERTY, LLC** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **OBERON PROPERTY, LLC**.

WITNESS my hand and official seal at Nashville, TN, Davidson County, this 25 day of February, 2013.

NOTARY

MY COMMISSION EXPIRES: 10/14/15