This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 05/13/13 13:47 2 pgs
Fees:12.00 Taxes:0.00
20130513-0048109

ADDRESS NEW OWNER and
SEND TAX BILL TO:
Maxine L. Herbert and Curtis R. McGuirt
7705 95th Street, Grande Prairie,
AB Canada, T8V4V3

PARCEL ID:
135-12-0B-067.00

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **ML Herbert Professional Corporation**, hereinafter called the "Grantor", bargained and sold , and by these presents, transfer and convey all right, title and interest that it may have in and to the following described real property unto **Maxine L. Herbert and Curtis R. McGuirt**, husband and wife as tenants by the entirety, hereinafter called the "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 Lot No. 67, as shown of the map entitled the Plan of a Horizontal Property Regime Private Element Nashboro Village, Tract 7, of record in Plat Book 11700, pages 49 and 50, which amends the plat of record in Plat Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to ML Herbert Professional Corporation, by Deed dated October 24th, 2008 of record in Instrument No. 20081104-0109575 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is improved property known as 2026 Nashboro Blvd, Nashville, TN 37217

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS it's hand this the 13th day of May, 2013.

ML Herbert Professional Corporation

By: Maxine L. Herbert,
its: President and Sole Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Maxine L. Herbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be **President and Sole Officer of ML Herbert Professional Corporation**, a Canadian Corporation, the bargainor, and that she as such President and Sole Officer with the authority to do so, executed the within Deed, for the purposes therein contained, by signing the name of the corporation by herself as President and Sole Officer.

WITNESS my hand and official seal this 13th day of May, 2013.

NOTARY PUBLIC
My CommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of May, 2013.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

State of Tennessee; County of Davidson
On this 13th day of May 2013, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015