BILL GARRETT, Davidson County
Trans:T20140084759 DEEDQC
Recvd: 11/10/14 10:33 2 pgs
Fees:12.00 Taxes:0.00
20141110-0103511

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALERIE L. KANE — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — My Comm. Expires June 4, 2017

The actual consideration is $0.00

Affiant: Colleen Newsome

Subscribed and sworn before me, this the 4th, day of November, 2014.

Notary Public: Valerie L Kane

My Commission Expires: 6-4-17

ADDRESS OF NEW OWNER:
Kevin W. Hamburger
420 Elysian Fields Rd., D-7
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
133-14-A 56.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Justin W. Lee,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Kevin W. Hamburger and wife, Cynthia Hamburger,** (hereinafter referred to as "**GRANTEE**") their successors and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D-7, The Village at Grassmere (fka Oakcrest Condominiums) created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, as amended by instrument(s) of record in Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Substitute Trustee's Deed from Joseph J. Jensen, Substitute Trustee, dated June 8, 2009, of record in Instrument No. 20090608-0053055, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to The Restoration Group, LLC, by Quitclaim Deed from Grassmere Development Company, LLC, f/k/a Heath Oakcrest, LLC, dated September 10, 2009, of record in Instrument No. 20090911-0085099, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Quitclaim Deed from The Restoration Group, LLC, dated September 17, 2009, of record in Instrument No. 20091009-0094324, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Kevin W. Hamburger and wife Cynthia Hamburger, by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas dated June 30, 2014, of record in Instrument No. 20140702-0058071.

This property is commonly known as: 420 Elysian Fields Rd., D-7, Nashville, TN 37211

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 4th day of November, 2014.

Justin W. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin W. Lee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of November, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017