QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Shannon Coombes, unmarried,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Matthew Coombes, unmarried** all their right, title, and interest including, but not limited to his marital interest in and to the following described real estate, located in Davidson, Tennessee, described as follows:

LAND in the First Civil District of Davidson County, Tennessee, being Unit No. 2103, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Matthew M. Coombes, a married person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 25, 2014, appearing of record in Instrument Number 20140805-0070097, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759, further amended in Instrument Number 20140207-0011094; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument Number 20100303-0016291; and to any and all matters shown on said plat and survey of record in Master Deed 20081117-0113467, and further amended in Instrument Number 20130322-0028759; all of said Register's Office.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 21ST day of January, 2015.

Shannon Coombes

Shannon Coombes

BILL GARRETT, Davidson County
Trans:T20150007074 DEEDQC
Recvd: 01/29/15 08:35 2 pgs
Fees:12.00 Taxes:0.00
20150129-0008341

STATE OF TENNESSEE COUNTY OF RUTHERFORD

On the 21 day of January, 2015, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Shannon Coombes,** and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 21 day of January, 2015

My Commission Expires: 1/9/2019

Cynthia L. Vernon
Notary Public

CYNTHIA L. VERNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration for this transfer is -0-

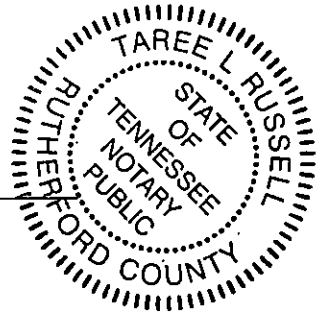
Mallyn L. Reuter

Affiant

Sworn and subscribed to me this 21st day of January, 2015.

My Commission Expires: 1/24/17

Notary Public



Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map/Parcel: 175-2-B/158CO
New Owner/Send Tax Bills To: Matthew Coombes, 805 Lower Park Place, Unit 2103, Antioch, TN 37013