This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 04/01/15 17:06 4 pgs
Fees:22.00 Taxes:0.00
**20150401-0028463**

The actual consideration is $0.00.

NEW OWNER:

Will Montgomery
110 Yorktown Rd
Franklin, TN 37064

Ashley Reiss

AFFIANT

Subscribed and sworn to before me this
the 31st day of March, 2015.

SEND TAX BILLS TO:

New Owner

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

MAP/PARCEL:

117-07-0D-037.00-CO

My Commission Expires: 6.26.16

## QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Will Montgomery, a married man (hereinafter referred to as "Grantor"), does convey all of his undivided right, title and interest to the hereinafter described property to Will Montgomery and Anna Lima, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

*Land in Davidson County, Tennessee, being Unit 37, Park Green Condominiums, as shown on plat of record in Plat Book 6250, Page 253, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.*

*Being the same property conveyed to Christopher Edward John Adams by Warranty deed from Shannon L. Largen formerly known as Shannon L. Smith, married of record in Instrument No. 20080424-0042022 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 24, 2008. The said Christopher Edward John Adams has died intestate. The sole heirs at law, John Valentine Adams and Joan Doris Adams, inherited the property by operation of law.*

*Being also known as 133 Matthew Lane Nashville, TN 37215.*

*Being the same property conveyed to Will Montgomery, a married man by deed dated March 30, 2015 from John Valentine Adams and Joan Doris Adams, of record in* 20150401-0028461 *, Register's Office for Williamson County, Tennessee.*

*This property is commonly known as 133 Matthew Lane Nashville, TN 37215.*

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 30 TH day of MAR, 2015.

GRANTOR:

Will Montgomery

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Will Montgomery and with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 30 day of MAR., 2015.

NOTARY PUBLIC

My Commission Expires: 6-26-16

RYAN A. RAFOTH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

20151073R

# True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

