This instrument prepared by:

Windmill Title, LLC

7103 Bakers Bridge Ave., Ste 103

Brentwood, TN 37027

Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 12/02/15 13:46 3 pgs
Fees:17.00 Taxes:0.00
20151202-0121598

The actual consideration is $0.00.

Ashley Reiss

AFFIANT

Subscribed and sworn to before me this the 1ST day of DEC, 2015.

NOTARY PUBLIC

My Commission Expires: 6-26-16

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NEW OWNER:

M & L Enterprise, LLC

110 Yorktown Rd

Franklin, TN 37064

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

02616005300

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William J. Montgomery, married (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to M & L Enterprise, LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Section C2, Village of Old Hickory, of record in Plat Book 1835, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Phillips, unmarried by Limited Warranty Deed from Capital Bank & Trust Company, of record in Instrument No. 20070620-0073707, Register's Office for Davidson County, Tennessee, dated June 18, 2007 and recorded on June 20, 2007.

Being the same property conveyed to William J. Montgomery, married, by Warranty Deed from John C. Phillips, married, of record in Instrument No. 20151202-0121490*, dated December 1, 2015 and recorded on* 12/2/2015 *Register's Office for Davidson County, Tennessee.*

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property

This property is commonly known as 1301 Cunningham Street Old Hickory, TN 37138.

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 1ST day of DEC, 2015.

GRANTOR:

William J. 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, William J. Montgomery, 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 1ST day of DEC, 2015.

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-26-16

20151560R

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)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY