THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to ~~before me~~, this 8th day of January, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160002574 DEEDQC
Recvd: 01/11/16 14:54 2 pgs
Fees:12.00 Taxes:0.00
20160111-0002814

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner: Montgomery Classic Construction c/o John Montgomery 98 Cheltenham Avenue Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: 117-05-0-038.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **JOHN MARK SPIVEY, married but never resided as primary residence** ("Grantor"), has this day quitclaimed, transferred and conveyed to **MONTGOMERY CLASSIC CONSTRUCTION, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 42 in the Plan of the Henry Sperry Subdivision, as of record in Plan Book 974, Page 21, Register's Office of Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the Southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Harlin Sadler, III, an unmarried man, to John Mark Spivey, as recorded on the 7th day of May, 2014 in Instrument No. 20140507-0039027 and Quitclaim Deed from Earl H. Sadler and Vera G. Sadler to Harlin Sadler III, as recorded on the 10th day of January, 2008 in Instrument No. 20080110-0003321, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 3617 Sperry Avenue, Nashville, TN 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is subject to all liens, restrictions, conditions, easements and other matters of record. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2016.

JOHN MARK SPIVEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Mark Spivey, 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 office, this 8th day of January, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018