This instrument prepared by:

Windmill Title, LLC

7103 Bakers Bridge Ave., Ste 103

Brentwood, TN 37027

Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 02/08/16 14:56 3 pgs
Fees:17.00 Taxes:0.00
20160208-0012167

The actual consideration is $0.00.

AFFIANT

NEW OWNER:

M & L Enterprise, LLC

110 Yorktown Rd

Franklin, TN 37064

Subscribed and sworn to before me this

the 8th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 3/15/2019

SEND TAX BILLS TO:

New owner

MAP/PARCEL: 117-07-0D-037.00

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Will Montgomery and Anna Lima, Husband and wife , (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 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 Will Montgomery, a married man, by Warranty Deed from John Valentine Adams and wife, Joan Doris Adams, sole heirs at law of Christopher Edward John Adams, of record in Instrument No. 20150401-0028461, Register's Office for Davidson County, Tennessee, dated March 30, 2015, and recorded on April 1, 2015.

Being the same property conveyed to Will Montgomery and Anna Lima, husband and wife, by Quitclaim Deed from Will Montgomery, a married man, of record in Instrument No. 20150401-0028463, Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 1, 2015.

This property is improved property 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 8th day of Feb, 2016.

GRANTOR:

Will Montgomery

Anna Lima

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 Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Will Montgomery and Anna Lima, 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 8th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 3/10/2019

File No. 20151073R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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