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 28 day of March, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160025297 DEEDQC
Recvd: 03/29/16 14:16 2 pgs
Fees:12.00 Taxes:0.00
20160329-0029559

WILLIAM CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 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: 131-07-1A-001.00-C

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:

Land in Davidson County, Tennessee, being Unit A, Overhill Commons, a Townhouse Planned Unit Development, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Nos. 20140715-0062282, amended at Instrument Nos. 20140822-0076776 and 20140909-0082624, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Dean P. Smith, unmarried, to John Mark Spivey as recorded on the 5th day of May, 2014 in Instrument No. 20140505-0037892; part of Quitclaim Deed from Heidi R. Smith to Dean P. Smith as recorded on the 21st day of May, 1992 in Deed Book 8631, Page 436 and part of Warranty Deed from Rita Wells Martin, now known as Rita Martin Burchett, and husband, Russell O. Burchett, to Dean P. Smith and wife, Heidi R. Smith, as recorded on the 24th day of October, 1989 in Deed Book 7966, Page 531, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1915 A Overhill Drive, 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 28th day of March, 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 28th day of March, 2016.

Notary Public

My Commission Expires: _____

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