BILL GARRETT, Davidson County
Trans:T20160057351 DEEDQC
Recvd: 07/06/16 10:06 2 pgs
Fees:12.00 Taxes:0.00
20160706-0068958

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Aspen Development, LLC	Same as Owner	105-2-G-2.00CO
8005 Church St. E, Ste 201		out of
Brentwood, TN 37027		105-2-472.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Monarch Development, LLC, a Tennessee limited liability company** does hereby quitclaim and by these presents does transfer and convey all of it's right, title and interest unto **Aspen Development, LLC, a Tennessee limited liability company** it's successors and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit B of the Homes at 913 South Street, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 913 South Street, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150917-0094284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 913 South Street, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20150917-0094284 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Monarch Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Terry Edwin Lewis and wife, Connie K. Lewis, dated July 2, 2015, recorded July 7, 2015, as Instrument Number 20150707-0065631, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of June, 2016.

Monarch Development, LLC

By: _____

Robert J. Schneider, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Schneider with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Sole Member of Monarch Development, LLC, the bargainor, a Tennessee limited liability company and that he as such Sole Member, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

WITNESS my hand and official seal this the 23rd day of June, 2016.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 23rd day of June, 2016.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

_____
Notary Public

My Commission Expires: