This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 05/17/17 15:17 4 pgs
Fees:22.00 Taxes:0.00
20170517-0049076

The actual consideration is $0.00.

NEW OWNER:

M&L Enterprise, LLC
1113 Murfreesboro Rd, Ste 106-310
Franklin, TN 37064

Christa Parker
AFFIANT

Subscribed and sworn to before me this
the 17th day of May, 2017.

Alyssa Rayne
NOTARY PUBLIC

ALYSSA RAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2020

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

081-08-0R-003.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William J. 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:

Being all of Unit No. 8 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, as further amended by Second Amendment to Master Deed of record in Instrument No. 20111116-0089694, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for

Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to William J. Montgomery and Anna Lima, husband and wife, by Warranty Deed from Matthew Dye, a single person, of record in Instrument No. 20170403-0032517, Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 3, 2017.

This property is commonly known as 600 Garfield St. Unit 8 Nashville, TN 37208.

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 17th day of May 2017.

GRANTOR:

William J. 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, William J. 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 17th day of May, 2017.

Alyssa Rayne

NOTARY PUBLIC

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2020

20171155R

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

