This instrument prepared by:

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

Davidson County DEEDQC
Recvd: 08/17/17 08:49 3 pgs
Fees:17.00 Taxes:0.00
20170817-0084387

The actual consideration is $0.00.

NEW OWNER:

William J. Montgomery
1113 Murfreesboro Rd, Ste 106-310
Franklin, TN 37064

Elizabeth Powers
AFFIANT

Subscribed and sworn to before me this
the 11th day of August, 2017.

Ashley Ann Reiss
NOTARY PUBLIC

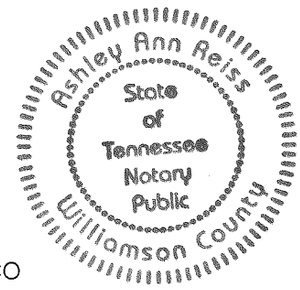
My Commission Expires: 2/9/2020

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, M&L Enterprise, LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to William J. Montgomery, married (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Lot 3, West Nashville Annex of record in Plat Book 4175, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 55 feet in the Easterly Side of 23rd Street and extends back 120 feet on the Northerly Line and 172.88 feet on the Southerly Line to a dead line and measures 76.7 feet thereon.

Being the same property conveyed to M & L Enterprise, LLC, a Tennessee limited liability company, by Warranty Deed from Robert Allen Button and Judith Daniel, husband and wife, of record in Instrument No. 20170315-0025256, Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on March 15, 2017.

Being also known as 720 23rd St. Nashville, Tennessee 37209.

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 16th day of August, 2017.

GRANTOR:

M & L Enterprises, LLC

BY: Will Montgomery
ITS: Member

M & L Enterprises, LLC

BY: Anna Lima
ITS: Member

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)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Will Montgomery and Anna Lima, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Members of M & L Enterprises, LLC, a Tennessee limited liability company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 16th day of August, 2017.

My Commission Expires: 2/9/2020

Ashley Ann Reiss
Notary Public

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

20171142R

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)

