This Instrument Prepared By:
Miller & Martin PLLC (EMH)
1200 Volunteer State Life Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Bill Garrett Davidson County
Batch# 1711 DEEDQC
09/18/2017 11:16:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20170918-0095147

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
12th South Properties, LLC 1400 Patterson Road Austin TX 78733	Same	Part of 105 09 4F 001.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **SEVERINE A. HALLS AND HUSBAND, KELLY D. HALLS** (herein "Grantor") does hereby remise, release and quitclaim unto **12TH SOUTH PROPERTIES, LLC,** a Tennessee limited liability company having an address of 1400 Patterson Road, Austin, TX 78733 (herein "Grantee"), the property described on **Exhibit "A"** attached hereto and made a part hereof.

This deed was prepared using information provided by the parties hereto. No title search was made and no title insurance was issued. Miller & Martin PLLC assumes no liability for the accuracy of the information contained herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2017.

Severine A Halls
SEVERINE A. HALLS

KELLY D. HALLS

STATE OF Texas)
COUNTY OF Travis)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared **SEVERINE A. HALLS AND HUSBAND, KELLY D. HALLS,** to me known (or proved to me on the basis of satisfactory evidence) to be the within bargainor who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

WITNESS my hand at office this 15th day of September, 2017.

RORY R. TELLO
Notary Public, State of Texas
My Commission Expires
September 15, 2019

Notary Public
My Commission Expires: 09/15/2019

STATE OF Texas)
COUNTY OF Travis)

I, Severine Halls, as Secretary of 12th South Properties, LLC, hereby swear or affirm that the actual consideration for this transfer is $ - 0 - .

Severine Halls
Severine Halls, Secretary of 12th South Properties, LLC, as Affiant-Grantee

Subscribed and sworn to before me this 15th day of September, 2017.

Notary Public
My Commission Expires: 09/15/2019

RORY R. TELLO
Notary Public, State of Texas
My Commission Expires
September 15, 2019

15761610v1
28915-0001

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE:

Unit A, in Homes at 925 Benton, a Tennessee Horizontal Property Regime created pursuant to the provisions of the Tennessee "Horizontal Property Act" as codified as 66-27-101, et. seq., in the Tennessee Code Annotated, by that certain Declaration of Covenants, Conditions and Restrictions for Homes at 925 Benton, of record at 20151116-0116302, in the Register's Office of Davidson County, Tennessee, and by that certain First Amendment To Declaration Of Covenants, Conditions And Restrictions For Homes at 925 Benton, of record at 20160908-0094557, in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH the exclusive use of the Limited Common Elements that are designated as appurtenant to said Unit A by the terms and provisions of said Declaration of Covenants, Conditions and Restrictions for Homes at 925 Benton, of record at 20151116-0116302, in the Register's Office of Davidson County, Tennessee, and by that certain First Amendment To Declaration Of Covenants, Conditions And Restrictions For Homes at 925 Benton, of record at 20160908-0094557, in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH the appurtenant undivided interest in the Common Elements that is provided for under the terms and provisions of said Declaration of Covenants, Conditions and Restrictions for Homes at 925 Benton, of record at 20151116-0116302, in the Register's Office of Davidson County, Tennessee, and by that certain First Amendment To Declaration Of Covenants, Conditions And Restrictions For Homes at 925 Benton, of record at 20160908-0094557, in the Register's Office of Davidson County, Tennessee.

REFERENCE is made for prior title to Deed recorded at 20110715-0054135, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.