THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
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 5th day of December, 2017.

Notary Public

My Commission Expires: _____

ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 33884 DEEDQC
12/05/2017 03:05:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171205-0124168

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Mark Spivey 1917 OVERHILL DR #A Nashville, TN 37215-3412	New Owner	131071A00300CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Montgomery Classic Construction, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John Mark Spivey ,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C, Overhill Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as established by a Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20140715-0062282, as 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 a portion of the same property conveyed by Quitclaim Deed from John Mark Spivey, married but never resided as a primary residence to Montgomery Classic Construction, LLC, a Tennessee limited liability company, as recorded on the 8th day of September, 2016 in Instrument No. 20160908-0094648 and being a portion of Warranty Deed from Alvin L. Riedl and wife, Martha Anne Riedl to John Mark Spivey, as recorded on the 30th day of April, 2014 in Instrument No. 20140430-0036272, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements 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 5th day of December, 2017.

Montgomery Classic Construction, LLC.

By: _____
John Montgomery, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is President of Montgomery Classic Construction, LLC., a Tennessee Limited Liability Company the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of December, 2017.

_____
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018