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 12 day of December, 2017 Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Montgomery Classic Construction 2807 A WHITE OAK DR Nashville, TN 37215-1221	Send Tax Bills To: New Owner	Tax Information: 117030X00200CO

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, **Eljack Custom Homes, LLC,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Montgomery Classic Construction, LLC , a Tennessee Limited Liability Company ,** 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 B, White Oak Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions as shown on plat of record in Instrument No. 20161018-0110001, in the Register's Office, Davidson County, Tennessee, to ,which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from John M. Spivey, married to ElJack Custom Homes, LLC, as recorded on the 25th day of October, 2016 in Instrument No. 20161025-0112765 and part of Warranty Deed from William Patrick Clements, unmarried and Donna C. Clements, unmarried to John M. Spivey, married, as recorded on the 6th day of June, 2016 in Instrument No. 20160606-0056863, 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.

Bill Garrett Davidson County
Batch# 36454 DEEDQC
12/12/2017 02:22:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171212-0126706

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 12 day of December, 2017.

ElJack Custom Homes, LLC.

By: _____
John Mark Spivey, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John Mark Spivey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of ElJack Custom Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 12 day of December, 2017.

_____
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018