QUITCLAIM DEED

Information has been provided by the parties herein No search has been performed nor closing executed

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of Sept. 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

T. HIRAM BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN My Commission Expires September 6, 2009

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Sheappard		117-11-J/303.00
(NAME)	(NAME)	
2025 Woodmont Blvd #303	SAME AS ADDRESSEE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael Sheppard and wife, Barbara Sheppard, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto Michael Sheppard and wife, Barbara Sheppard and Daniel Allen Sheppard, hereinafter called the GRANTEES, their heirs and assigns forever, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 303, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal regime established by Master Deed of record as Instrument No. 20040209-0015685, and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan Attached as Exhibit C to the aforementioned Master Deed.

This being the same property conveyed to Michael Sheppard and wife, Barbara Sheppard by Deed from The Garden Partners dated July 16, 2004, filed of record on July 28, 2004 in Instrument No. 20040728-0090296, in the aforesaid Register's Office.

unimproved ☐
This is improved ☒ property, known as 2025 Woodmont Boulevard Apartment 303, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this.

Michael Sheppard

Barbara Sheppard

Davidson County DEEDQC
Recvd: 10/03/06 10:45 2 pgs
Fees:12.00 Taxes:0.00

20061003-0122262

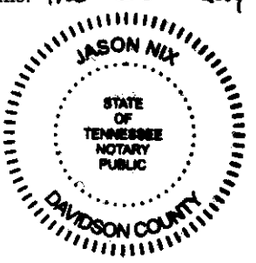
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Michael Sheppard and wife, Barbara Sheppard , with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this. the 28th day of Sept. 2016

Commission expires: 3-21-09



Notary Public