BILL GARRETT, Davidson County
Trans:T20100049236 DEEDQC
Recvd: 08/09/10 14:15 3 pgs
Fees:17.00 Taxes:0.00
20100809-0062871

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

QUITCLAIM DEED

Grantor: **William C. Allen, Trustee of the Allen Family Trust established April 26, 2010**	
Grantee: **William C. Allen**	
County: **Davidson, Tennessee.**	
Name and Address of New Owner: William C. Allen 215 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 117-3B, 2 104-10C #9

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

William C. Allen
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2010.

JUDY THOMPSON NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

Notary Public
My commission Expires MY COMMISSION EXPI January 9, 2012

affix seal here

RECITALS:

WHEREAS, on April 26, 2010, the Allen Family Trust was established and the property subject to this Deed was conveyed to the Trustees of the Allen Family Trust, S. Norfleet Allen, III and William C. Allen;

WHEREAS, on May 21, 2010, S. Norfleet Allen, III, died and as the result thereof William C. Allen became the sole trustee of the Allen Family Trust, with full power and authority to convey the property subject to this Deed; and

WHEREAS, the Allen Family Trust is being terminated and dissolved according to its terms, and the property subject to this Deed is being conveyed to the remainder beneficiary of the Allen Family Trust, William C. Allen.

NOW, THEREFORE, FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **William C. Allen, Trustee of the Allen Family Trust established April 26, 2010** (the "Grantor"), does hereby quitclaim and convey unto **William C. Allen** (the "Grantee"), all of the Grantor's right, title and interest in and to the parcel of land described in the attached Exhibit A (the "Property"). The Property is conveyed to the Grantee subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 3rd day of AUGUST, 2010.

WMCC TRUSTEE

William C. Allen
Trustee of Allen Family Trust
established April 26, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, TRUSTEE a Notary Public in and for said county and state, **William C. Allen,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2010.

Judy Thompson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires MY COMMISSION EXPIRES: January 9, 2012

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EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Unit No. A-2, Parcel 2, in a Horizontal Property Regime which is located on the Plat of Villager Condominium, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, page 665, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit C thereto of record in book 5434, page 708, said Register's Office, and a Deed of Correction in Book 5487, page 967, including among other conditions and requirements, assessments, liens, use and occupancy restrictions, and other undertakings, all as set out and provided in said Master Deed and exhibits appended thereto, reference to which is here made.

Being the same property conveyed to S. Norfleet Allen, III and William Carter Allen, Trustees of the Allen Family Trust established under the Will of Lena L. Allen, from S. Norfleet Allen, III, Executor of the Estate of Lena L. Allen, Deceased, by Executor's Deed of record in Book 10330, page 300, Register's Office for Davidson County, Tennessee. (The "Allen Family Trust established under the Will of Lena L. Allen" and the "Family Trust under the Will of Lena L. Allen" are one and the same.) And being the same property conveyed to S. Norfleet Allen, III and William C. Allen, Trustees of the Allen Family Trust established April 26, 2010, from S. Norfleet Allen, III and William Carter Allen, Trustees of the Allen Family Trust established under the Will of Lena L. Allen, by deed of record as Instrument No. 20100511-0036289, Register's Office for Davidson County. And Trustee S. Norfleet Allen, III, died on May 21, 2010, and, as a result thereof, pursuant to the terms of the trust agreement for the Allen Family Trust established April 26, 2010, William C. Allen became the sole Trustee of such trust, with full power and authority to convey the Property to the Grantee hereunder. (William Carter Allen and William C. Allen are one and the same person.)

This is improved property known as 2601 Hillsboro Road, A-2, Nashville, Tennessee.

The legal descriptions for the Property was taken from the deed by which the property was conveyed to the grantor. The real estate was not surveyed at the time of this conveyance.