This instrument prepared by:
Kathryn J. Nottingham
414 N Forest Park Blvd #518
Knoxville, TN 37919

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. Preparer makes no representation as to title or survey. Failure to promptly record this instrument may seriously impair your rights.

Tax / Parcel Identification Number: MAP 104-13-D, PARCEL 21

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 22 day of February, 2011, by **Kathryn June Nottingham**, Grantor, with Grantor's tax/mailing address being 414 N Forest Park Blvd #518, Knoxville, Tennessee, 37919, to **Jacquelyn Breeding Kennedy** and **Timothy Mark George**, as tenants in common with full rights of survivorship, Grantee, with Grantee's tax/mailing address being 1023 Falling Leaf Circle, Brentwood, Tennessee, 37027.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of Ten Dollars ($10.00) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, together with all improvements and appurtenances thereto, and the estate, right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of Nashville, County of Davidson, State of Tennessee, subject to all easements, rights-of-way, mineral reservations of record and protective covenants, if any, to wit:

Being the same property conveyed to Kathryn June Nottingham, by deed from Milam Byers of record in Instrument No. 20061221-0157486, Register's Office for Davidson County, Tennessee.

Described as:
Land in Davidson County, Tennessee, being Unit F-2 of Bellwood Terrace Condominiums, on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, pages 568 and 569, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.* as amended, Tennessee Code Annotated, and as established by a Master Deed of The Bellwood Terrace Homeowner's Association of record in Book 6100, Page 177, as amended in Instrument No. 19991213-0302356, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

This conveyance is made subject to:
1. Subject to all matters shown on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, Pages 568 and 569, Register's Office of Davidson County, Tennessee.
2. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
3. Master Deed establishing a Horizontal Property regime of Bellwood Terrace Homeowners' Association in Book 6100, page 177, Register's Office of Davidson County, Tennessee.
4. By-Laws of Bellwood Terrace Homeowners' Association of record in Book 6100, page 207, as modified in Instrument No. 19991213-0302356

This is improved property known as: 456 Bowling Ave., Nashville, TN 37205

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on this 22 day of February, 2011.

Kathryn J. Nottingham
Signature of Grantor

Kathryn J. Nottingham
Print Name of Grantor

Signature of Witness

William A. Martin
Print Name of Witness

Mail after recording to Grantee, 1023 Falling Leaf Circle, Brentwood, Tennessee, 37027
Send Tax statements to Grantee, 1023 Falling Leaf Circle, Brentwood, Tennessee, 37027

STATE OF TN
COUNTY OF Knox

On this the 22 day of February, 20 11, before me personally appeared Kathryn J. Nottingham, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

NOTARY PUBLIC Whitney Marcum
My Commission expires: June 4 2013

WHITNEY MARCUM
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires June 4, 2013

BILL GARRETT, Davidson County
Trans: T20110028159 DEEDQC
Recvd: 05/11/11 13:33 1 pgs
Fees: 13.00 Taxes: 546.44
20110511-0036221

STATE OF TN
COUNTY OF Knox

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $147, 685.18.

Kathryn J. Nottingham
Affiant

Sworn before me on this the 22 day of February, 20 11

NOTARY PUBLIC Whitney Marcum
My Commission expires: June 4 2013

WHITNEY MARCUM
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires June 4, 2013