Box 31-B
S+R
LRK

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20110049009 DEEDQC
Recvd: 08/10/11 12:38 3 pgs
Fees:17.00 Taxes:0.00
20110810-0061646

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Michael Conrad Julian 2029 Branch Oak Trail Nashville, TN 37214	Same	Map 117-3-C Parcel 160

For and in consideration of love and affection for Michael Conrad Julian, which is hereby acknowledged, I, Betty S. Burnett, a married woman, ("Grantor"), do hereby quitclaim, transfer and convey unto Michael Conrad Julian ("Grantee") all my interest, being an undivided 75% interest, in the following described property situated in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached.

This is improved property known as Unit 160, Hillsboro Place Condominiums, 2918 Hillsboro Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered the foregoing instrument on this the 9th day of August, 2011.

Betty S. Burnett
BETTY S. BURNETT

Lonnie S. Burnett, spouse of Betty S. Burnett, joins in this conveyance to convey any right, title and interest which he may have due to his marital status.

Lonnie S Burnett
LONNIE S. BURNETT

636080.1 - 00063-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BETTY S. BURNETT and LONNIE S. BURNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged to me that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of August, 2011.

Linda R. Koon
NOTARY PUBLIC

My Commission Expires: 3/3/14



NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer for conveyance tax purposes is $0.0 pursuant to T.C.A. § 67-4-409(a)(4).

Betty S. Burnett
Affiant

Subscribed and sworn to before me, this the 9th day of August, 2011.

Linda R. Koon
Notary Public

My Commission Expires: 3/3/14



NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Property Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 160, on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, page 757 and in Book 5200, page 758, all in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereby by reference.

Being the same property conveyed to Betty S. Burnett by deed from Lonnie S. Burnett of record in Book 9853, page 154, Register's Office for Davidson County, Tennessee, portions of which were transferred from Betty S. Burnett to Michael Conrad Julian by Instruments No. 20051227-0154079 and No. 20060525-0061425, said Register's Office. And by deed of conveyance originally to Lonnie S. Burnett and wife, Betty S. Burnett, from Hillsboro Place Corp. of record in Book 6329, page 482, said Register's Office.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-laws of record in Book 6244, Page 394, and subject to easements and other matters of record in Book 4633, Page 468; Book 4653, Page 915; Book 3531, Page 592; Book 4158, Page 34; and Book 6128, Page 852, Register's Office for Davidson County, Tennessee.