BILL GARRETT, Davidson County
Trans:T20120025052 DEEDQC
Recvd: 04/05/12 13:51 3 pgs
Fees:17.00 Taxes:0.00
20120405-0029284

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is None.

Kathleen Marie Kilbane Brennan
Affiant

Subscribed and sworn to before me on this 4 day of April, 2012.

Notary Public

My Commission Expires: July 8, 2013

NICHOLAS PERENICH JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Francis Kilbane 8936 Sawyer Brown Road Nashville, TN 37221	New Owner	142-9-H Parcel 53

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Thomas Joseph Kilbane, Kathleen Marie Kilbane Brennan, and Christine Ann Kilbane Donlon, hereinafter called the Grantor(s), and in connection with the distribution and closing of the Estate of Jean Marie Kilbane, has bargained and sold, and hereby remises, releases and forever quitclaims unto Michael Francis Kilbane. his heirs and assigns, all their right, title and interest in and to a certain condominium in Davidson County, Tennessee, described as follows:

Unit No. 8936, together with the carport designated No. 8936-C, in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominium Apartments, recorded in Book 7900, page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation documents of record in Book 8844, page 642, as amended in Book 8975, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page

319, Book 8844, page 642 as amended in Book 8975, page 89, Register's Office for said County, and Book 9247, page 951, said Register's Office.

Being the same property conveyed to Jean M. Kilbane, unmarried, of record in Book 9260, Page 333, Register's Office for Davidson County, Tennessee.

This is improved property known as 8936 Sawyer Brown Road, Nashville, TN 37221.

Thomas Joseph Kilbane, Kathleen Marie Kilbane Brennan, and Christine Ann Kilbane Donlon are three of the four residuary beneficiaries and heirs at law under the Will of Jean and Kilbane, the fourth being the Grantee, Michael Francis Kilbane.

This conveyance is made subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable, and all limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 4 day of April, 2012.

Kathleen Marie Kilbane Brennan

Kathleen Marie Kilbane Brennan

Thomas Joseph Kilbane

Thomas Joseph Kilbane

Christine Ann Kilbane Donlon

Christine Ann Kilbane Donlon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen Marie Kilbane Brennan, with whom I am personally acquainted, or who

proved her identity based upon reliable identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 4 day of April, 2012.

Notary Public

My Commission Expires: July 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Joseph Kilbane, with whom I am personally acquainted, or who proved his identity based upon reliable identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 4 day of April, 2012.

Notary Public

My Commission Expires: July 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christine Ann Kilbane Donlon, with whom I am personally acquainted, or who proved her identity based upon reliable identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 4 day of April, 2012.

Notary Public

My Commission Expires: July 8, 2013