THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
William Y. Lovelace
1014B Glendale Avenue
Nashville, TN 37204

Send Tax Bills To:
SAME

Map & Parcel No.:
Part of 13108009400

Davidson County DEEDQC
Recvd: 05/01/12 16:35 2 pgs
Fees:12.00 Taxes:0.00
20120501-0037295

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Hybrid Builders, LLC** ("Grantor") does hereby quitclaim and convey unto **William Y. Lovelace and wife, Brooke Myrick Lovelace** ("Grantee"), their heirs its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Glendale Townhomes, a horizontal property regime as shown on Exhibit "B" of Glendale Townhomes, as of record in Instrument Number 20111004-0076807, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is 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 thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument Number 20111004-0076807, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20111004-0076807, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hybrid Builders, LLC, from Jeffrey Francis McCanless and Philip Loren McCanless, Jr. sole beneficiaries' of the Estate of Martha Elizabeth Francis McCanless, Probate No. 05P-1260, by deed on August 17, 2011, of record in Instrument Number 20110818-0063830, Register's Office for Davidson County, Tennessee.

This is improved property known as **1014B Glendale Avenue, Nashville, TN 37204.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of April, 2012.

Hybrid Builders, LLC

William Y. Lovelace

By William Y. Lovelace,
Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Y. Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Hybrid Builders, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me, this 18th day of April, 2012.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY