BILL GARRETT, Davidson County
Trans:T20120041787 DEEDQC
Recvd: 06/06/12 13:52 4 pgs
Fees:22.00 Taxes:0.00
20120606-0049483

THIS DOCUMENT PREPARED BY:

PAUL C. HAYES
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $NONE.
Jackie L. Torosian
Subscribed and sworn to before me, this 25 day of May, 2012.
Notary Public
My Commission Expires: May 6, 2013

JANICE D. WILTEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 6 2013

Address of new owner:

Jackie L. Torosian, Trustee
3127 Long Blvd. #302
Nashville, TN 37203

Send Tax Bills to:

SAME

Map-Parcel Numbers

Davidson County
104-2-1-A 302.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Jackie L. Torosian, hereby remise, release and quitclaim unto **Jackie L. Torosian, Trustee of The Jackie Lynn Torosian Revocable Trust dated April 13, 2012**, her successors and assigns, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, hereinafter called the Grantee, all of my right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

Signed on this 25 day of May, 2012.

Jackie L. Torosian

JANICE D. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie L. Torosian, 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 25 day of May, 2012.

Notary Public
My Commission Expires: May 6, 2013

EXHIBIT A
Legal Descriptions

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

TOGETHER WITH parking space Numbers 20 and 21, as shown on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-0134372.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
2. Matters appearing on the plan of record as Exhibit "C" of the Master Deed of record as Instrument No. 20050714-0081900 as amended as Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee; and
3. Application to combine Parcels of record as Instrument No. 20050728-0088338, Register's Office for Davidson County, Tennessee; and
4. Stormwater Detention Agreement of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and
5. Easement for Storm Drainage of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and
6. All matters set forth in the Master Deed of Park West Court, a Condominium Development of record as Instrument No. 20050714-0081900 as amended by Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars; and
7. Charter of the Park West Court Condominium Owners Association, Inc., of record as Instrument No. 20050707-0078752, Register's Office for Davidson County, Tennessee. By-Laws as set forth as Exhibit "B" of the Master Deed of record as Instrument No. 20050714-0081900, Register's Office for Davidson County, Tennessee; and
8. Easement for driveway as set out in the deeds of record in Book 712, page 120 and Book 898, page 758, Register's Office for Davidson County, Tennessee; and
9. Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, page 445, in said Register's Office; and
10. Applicable Restrictions of record in Book 647, page 310; Book 498, page 281 and Book 573, page 53, Register's Office for Davidson County, Tennessee; and

11. Non-Exclusive permanent access easement as set out in Instrument No. 20040430-0049497, said Register's Office; and
12. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
13. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above; and
14. Rights of others in and to the common elements.

Being the same property conveyed to Jackie L. Torosian from Parthenon Partners, LLC, a Tennessee limited liability company, by deed dated March 30, 2007 of record as Instrument Number 20070402-0039182, Register's Office for Davidson County, Tennessee.

This is improved property known as 3127 Long Blvd., Unit 302, Nashville, TN 37203.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.