QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14 DAY OF Feb, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02319 PEARSON CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Linda H. Pearson	Linda H. Pearson	104-024-B-230.00 CO
3000 Vanderbilt Place # 230	408 Fulwood Blvd	
Nashville, TN 37212	Tifton GA 31794	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD W. PEARSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LINDA H. PEARSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3000 Vanderbilt Place # 230, Nashville, TN 37212

Witness my hand on this 12th day of February, 2013

Donald W. Pearson

STATE OF GEORGIA
COUNTY OF Tift

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Donald W. Pearson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Donald W. Pearson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tifton (city), Georgia, this 12th day of February, 2013

Notary Public Patricia Miller

My Commission Expires: Dec. 9, 2016

PATRICIA A. MILLER NOTARY PUBLIC
MY COMM. EXPIRES DEC. 9, 2016
TIFT COUNTY, GEORGIA

BILL GARRETT, Davidson County
Trans:T20130013940 DEEDQC
Recvd: 02/20/13 08:50 2 pgs
Fees:12.00 Taxes:0.00

20130220-0016668

07-02319 PEARSON CB

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 230 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, ESTABLISHED PURSUANT TO 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, UNDER THE MASTER DEED ESTABLISHING BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20070503-0053313, AMENDED IN INSTRUMENT NO. 20070629-0077729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST 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 BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED.

BEING PART OF THE SAME PROPERTY CONVEYED TO DONALD W. PEARSON AND WIFE, LINDA H, PEARSON FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION IN INSTRUMENT NO. 20070803-0092638, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRISTOL WEST END, as recorded in Instrument No. 20060801-0093560 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20050105-0001970 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation of Bristol West End, LLC , recorded in Instrument No. 20050420-0044078.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRISTOL WEST END Condominium of record in Instrument No. 20070503-0053313 , as amended by instrument(s) of record in Instrument No. 20070629-0077729; also 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.

g. Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances recorded in Instrument No. 20040615-0070569.

h. Temporary Easement Deed recorded at Instrument No. 20060320-0031877, re-recorded at Instrument No. 20060405-0039176.

i. Storm Water Detention Agreement recorded at Instrument No. 20050603-0062976.

j. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.

k. 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.