QUIT CLAIM DEED

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

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 .

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kevin P. Arrowsmth	same	109050D10800CO
1806 Lincoya Bay Drive		
Nashville, TN 37214		

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,

BARBARA ARROWSMITH, SUCCESSOR TRUSTEE OF THE JAMES J. KELLY REVOCABLE LIVING TRUST U/A/D, APRIL 11, 2007.

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

KEVIN P. ARROWSMITH

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 1806 Lincoya Bay Drive, Nashville, TN 37214

Witness its hand on the 14 day of May 2014

BARBARA ARROWSMITH, SUCCESSOR TRUSTEE OF THE JAMES J. KELLY REVOCABLE LIVING TRUST U/A/D, APRIL 11, 2007

Barbara Arrowsmith, Trustee

BARBARA ARROWSMITH, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Barbara Arrowsmith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE JAMES J. KELLY REVOCABLE LIVING TRUST U/A/D, APRIL 11, 2007, the within named barganor, a Trust, and that Barbara Arrowsmith, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14 day of May 2014

Notary Public Pam S Houser

My Commission Expires:

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

Davidson County DEEDQC
Recvd: 05/14/14 13:29 2 pgs
Fees:12.00 Taxes:0.00
20140514-0041426

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1806 ON THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY DECLARATION BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712, AND SUPPLEMENTARY DECLARATIONS IN INSTRUMENT NO. 20041028-0129585 AND INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANT'S. REFERENCE IS HEREBY MADE TO THE PLAN OF THE COTTAGES AT WILLIAMS BEND TOWNHOUSES, OF PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20050923-0014373, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAME UNITS.

BEING THE SAME LAND CONVEYED TO JAMES J. KELLY TRUSTEE(S) RESPECTIVELY, AND HIS/HER/THEIR SUCCESSORS UNDER A REVOCABLE LIVING TRUST FOR THE BENEFIT OF JAMES J. KELLY, UNDER THE TERMS OF THE JAMES J. KELLY TRUST DATED APRIL 11, 2007 FROM JAMES J. KELLY AND BARBARA W. KELLY BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20070605-0066588, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTION AND SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND TAXES, FOR THE CURRENT YEAR WHICH IF PRORATED HAVE BEEN ASSUMED BY THE GRANTEE(S) HERREIN

Certificate of Authenticity

I, Jim R. Vanderpool, 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.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-21-2015