THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information Furnished by the parties. 2014-0425	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 23 day of May 2014. *Notary Public* *My commission expires:* 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner: John K. Kimery and wife, Dianne Kimery 2305 Hobbs Road Nashville, TN 37215	Davidson County DEEDQC Recvd: 05/28/14 08:24 4 pgs Fees:22.00 Taxes:0.00 **20140528-0045511**
Send Tax Bills To: Owner	
Street Address of Subject Property: 1539 A&B Battlefield Dr. & 2219 Hobbs Rd Nashville, TN, 37215	**Parcel ID:** 117-08-0N-002.00 & 117-08

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **D. F & J, Inc. (as to Tract 1) and Ventures Joint II, Inc. a Tennessee Corporation (as to Tract 2 Units A & B)**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **John K. Kimery and wife, Dianne Kimery,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of B. N. Stammer's Subdivision of record in Plat Book 1424, page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to D. F & J, Inc. by deed from Alfred Kerr, Executor of record

in Instrument No. 20070726-0088580 Register's Office for Davidson County, Tennessee, dated 7/25/2007 and recorded on 7/26/2007.

Tract 2

Being Units A & B on the Plan of Battlefield Cottages as shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Battlefield Cottages a Horizontal Property Regime with Private Elements of record in Instrument No. 20120525-0045756, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 6647401 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 Declaration of Covenants, Condition and Restrictions of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120525-0045756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ventures Joint II, Inc., a Tennessee Corporation by deed from Kenneth R. Buell (a married man) of record in Instrument No. 20060815-0100207 Register's Office for Davidson County, Tennessee, dated 8/14/2006 and recorded on 8/15/2006.

As to Tract 1

Being also known as 2219 Hobbs Rd Nashville, TN . 37215

As to Tract 2 Units A & B

Being also known as 1539 A&B & Battlefield Dr., Nashville, TN . 37215

WITNESS my hand this 23rd day of May, 2014.

Grantor – D F and J, Inc.

By: John K. Kimery, its Vice-President/Treasurer

Grantor – Ventures Joint II, Inc.

By: John K. Kimery, its President/Treasurer

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John K. Kimery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2014.

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

NOTARY PUBLIC

My commission expires: 9/5/16

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John K. Kimery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2014.

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

NOTARY PUBLIC

My commission expires: 9/5/16

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

