BOX #14
G#26234-2

| QUITCLAIM DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20140051958 DEEDQC<br>Recvd: 07/18/14 11:18 2 pgs<br>Fees:12.00 Taxes:0.00<br>20140718-0063936 | The actual consideration for this transfer is $ -0- .<br>Affiant<br>Subscribed and sworn to before me, this the 17th day of July, 2014.<br>Notary Public<br>My commission expires: 2/13/17 |

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Gabe Feltner d/b/a**<br>**Gabe Feltner Construction** | **"New Owner"** | **091090E00300CO** |
| **P. O. Box 40305** | | |
| **Nashville, TN 37204** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Luther T. McKnight, married**

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Gabe Feltner d/b/a Gabe Feltner Construction**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. D on the Plan of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, amended in Instrument No. 20140506-0038561 and in Instrument No. 20140514-0044170, 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 Covenants. Reference is hereby made to the plan of Eastboro 537-543 Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING part of the same property conveyed to Luther T. McKnight, by Warranty Deed dated June 14, 2013, from Kiss, LP, of record in Instrument No. 20130621-0063986, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations, of record in Instrument No. 20130911-0096026, said Register's Office;**

**2) All matters as shown on the Plan of record in Instrument No. 20130719-0075088, said Register's Office;**

**3) Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, amended in Instrument No. 20140506-0038561 and in Instrument No. 20140514-0041170, Register's Office for Davidson County, Tennessee;**

**4) Charter of Eastboro 537-543 Townhouse Corporation, of record in Instrument No. 20140514-0041356, Register's Office for Davidson County, Tennessee: and,**

**5) Taxes for the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.**

THE HEREIN DESCRIBED PROPERTY IS UNIMPROVED AND IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

This is unimproved property, known as: **543 Eastboro Drive, Nashville, TN 37209**.

Witness my/our hand(s) this **17th** day of **July, 2014.**

**Luther T. McKnight**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **July, 2014.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY