QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
24 Day of July, 2014.
Brandi Wells, Deputy Register

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

AFFIANT
SUBSCRIBED AND SWORN TO ME ON THE _____DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-Z CHAD QC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jennifer J. Collins	Same	104-024-B-314.00 CO, and
2525 Ridgewood Drive	2525 Ridgewood Drive	104-024-B-316.00 CO
Nashville, TN 37215	Nashville TN 37215	

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,

SUMMER BREEZE, LLC

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

JENNIFER J. COLLINS, UNMARRIED

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

SEE EXHIBIT "A"

These are improved properties known as 3000 Vanderbilt Place, #'s 314 and 316, Nashville, TN 37212

Witness My hand on this 24TH day of July, 2014

Summer Breeze, LLC

By: Jennifer J. Collins, Sole Member

BILL GARRETT, Davidson County
Trans: T20140053664 DEEDQC
Recvd: 07/24/14 14:14 2 pgs
Fees: 12.00 Taxes: 0.00
20140724-0065931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jennifer J. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Sole Member of Summer Breeze, LLC, the within named barganor, a limited liability company, and that Jennifer J. Collins, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of July, 2014.

Notary Public Emeline Thrash

My Commission Expires: 5/8/2017

EMELINE THRASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

EXHIBIT A - LEGAL DESCRIPTION

Tract 1–Unit 316
A certain condominium located in Davidson County, Tennessee, being Unit No. 316 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 as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentages set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being conveyed herewith is one parking space and one storage space which is identified in an amendment to the Master Deed noted above as filed by the Developer.

Being the same property conveyed to Summer Breeze, LLC by Quitclaim Deed dated October 23, 2012, from Jennifer J. Collins of record as Instrument No. 20121023-0097193, Register's Office for Davidson County, Tennessee.

Tract 2–Unit 314
A certain condominium located in Davidson County, Tennessee, being Unit No. 314 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 as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentages set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being conveyed herewith is one parking space and one storage space which is identified in an amendment to the Master Deed noted above as filed by the Developer.

Being the same property conveyed to Summer Breeze, LLC by Quitclaim Deed dated October 23, 2012, from Jennifer J. Collins of record as Instrument No. 20121023-0097192, Register's Office for Davidson County, Tennessee.

No title search was performed with the drafting of this deed. All information herein was supplied by the parties.

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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

b. Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.

c. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

d. Property taxes for the current year.