BILL GARRETT, Davidson County
Trans:T20140055355 DEEDQC
Recvd: 07/30/14 15:46 3 pgs
Fees:17.00 Taxes:0.00
20140730-0068079

Grantee: Danielle Lauderdale
Address: 231 5th Avenue North
Unit 400
Nashville, TN 37219
Send Tax Notices To: Same

Instrument Prepared By:
JOHN CHADWICK LONG
Attorney at Law
130 South Water Avenue
Gallatin, Tennessee 37066

Map & Parcel Nos.: 093061B62200CO

**ADMINISTRATOR'S QUITCLAIM DEED**

Dayton William Lauderdale died intestate on December 3, 2014, leaving a mother, Deena Lauderdale-Berry, and a father, Daryl Lauderdale, as his only heirs at law. Deena Lauderdale-Berry was appointed administrator of the Estate of Dayton William Lauderdale by Order entered on December 18, 2012 by the Chancery (Probate) Court for Sumner County, Tennessee. All interest of Dayton William Lauderdale in the property referenced hereinbelow passed upon his death on December 3, 2012 to Deena Lauderdale-Berry and Daryl Lauderdale. Daryl Lauderdale executed a Disclaimer disclaiming his interest in this real property on May 16, 2014. Said Disclaimer was filed or will be filed at the time of filing for this document at the Davidson County Register of Deeds Office.

In accordance with the laws of the State of Tennessee, Deena Lauderdale-Berry, as Administrator of the Estate of Dayton William Lauderdale, hereby quitclaims to Deena Lauderdale-Berry and Danielle Lauderdale, all right, title and interest of the Estate of Dayton William Lauderdale in and to the following described real property located in Davidson County, Tennessee:

Improved Property known as 231 5th Avenue North, Unit 400, Nashville, Tennessee 37219, to wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT FD 400, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, AMENDED AT INSTRUMENT NO. 20080331-0032083,

SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSE AGENCY, RECORD ON THE 1ST DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051201-0144514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBERS 20051201-0144514; BOOK 7423, PAGE 374; BOOK 8027, PAGE 865; BOOK 9208, PAGE 613; BOOK 10512, PAGE 464; INSTRUMENT NUMBERS 20020626-0076795; 2005124-0008719; 20050429-0048067; 20060324-0034091; 20070227-0024233; 20070419-0047025; 20071220-0146058; 20080118-0006035; 20080331-0032083; 20051128-0142924; AND 2061127-0145769; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

All property descriptions set forth hereinabove taken from prior deeds.

This transfer is by Quitclaim and no warranties are made.

Witness my hand this 17th day of July, 2014.

GRANTOR: ESTATE OF DAYTON W. ~~LAUDERDALE~~

Deena Lauderdale-Berry

By: DEENA LAUDERDALE-BERRY, Administrator

**STATE OF FLORIDA** }
**COUNTY OF** Clay }

Personally appeared before me, a Notary Public in and for said County and State, Deena Lauderdale-Berry, as Administrator of the Estate of DAYTON WILLIAM LAUDERDALE, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of July, 2014.

Notary Public

My Commission Expires: 02/10/2017

SHEILA SANTOS
Notary Public, State of Florida
Commission # EE 872089
My comm. expires Feb. 10, 2017

**STATE OF TENNESSEE }**
**COUNTY OF SUMNER }**

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(D) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(5).

John C. Soy
Affiant

Sworn to and subscribed before me this 28 day of July, 2014.

Brittney A Bichon
Notary Public

My Commission Expires:

BRITTNEY A. BICHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2018