BILL GARRETT, Davidson County
Trans:T20140077334 DEEDQC
Recvd: 10/14/14 13:03 4 pgs
Fees:22.00 Taxes:0.00
20141014-0094779

This Instrument Prepared By:

Miller & Martin PLLC
1000 Volunteer Building
832 Georgia Avenue
Chattanooga, TN 37402-2289

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map & Parcel No.
Jessica Van Meter 3300A Hobbs Road Nashville, TN 37215	Same	Map 131-O-Q Parcel 001CO

EXECUTOR'S QUITCLAIM DEED

PATTY HENRY VAN METER (the "decedent") died on August 2, 2013, leaving a will. The decedent's will was presented by Jade Forlidas and admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13-P1626. Jade Forlidas is duly qualified as executor and is acting as executor of the decedent's estate. All debts of the decedent have been paid. The Tennessee Department of Revenue has issued an Inheritance Tax Closing Letter dated May 18, 2014, reflecting no inheritance tax liability for the Estate of Patty Van Meter. Jade Forlidas, as executor, by signing this deed, releases any right the executor has to recover the property described below in the event of the subsequent insolvency of the decedent's estate. In accordance with the provisions of the will of PATTY HENRY VAN METER, Jade Forlidas, in her capacity as executor and also individually as the sole beneficiary of the Estate of Patty Henry Van Meter, does hereby remise, release and quitclaim to Jessica Van Meter all of the decedent's right, title and interest in the real estate described on Exhibit "A" hereto.

For the source of the decedent's equitable interest in such real estate, see the deed recorded at Instrument No. 20100823-0066218, Register's Office, Davidson County, Tennessee, from which deed the description of such real property used herein is taken without change.

WITNESS my hand at Nashville, Tennessee, this 26 day of September, 2014.

Jade Forlidas
Jade Forlidas, Sole Beneficiary
U/W of Patty Henry Van Meter

ESTATE OF PATTY HENRY VAN METER

By: Jade Forlidas
Jade Forlidas, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Jade Forlidas~~ Sam Anderson SCA, Notary Public, **JADE FORLIDAS** with whom I am personally acquainted, and who acknowledged that she executed the within instrument in her capacity as executor of the estate of Patty Henry Van Meter for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2014.

SAM ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

Sam Anderson
Notary Public

My Commission Expires: 1-9-2018

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ Davidson

Personally appeared before me, Sam Anderson, Notary Public, **JADE FORLIDAS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2014.

Sam Anderson
Notary Public

My Commission Expires: 1-9-2018

SAM ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the referenced parcel is hereby exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).

Donald E. Morton, Attorney for Affiant-Grantee

Subscribed and sworn to before me this
30 day of September, 2014.

Notary Public
My Commission Expires:

My Commission Expires:
November 8, 2015

CYNTHIA C. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT "A"

All that tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3300-A of Hobbs Place, a Horizontal Property Regime, which is located on Lots 1 and 2 on the plan of Hobbs Place, of record in Instrument No. 20050119-0006695, Register's Office for Davidson County, Tennessee, and also described on Exhibit "A" to the Master Deed and By-Laws of Hobbs Place of record in Instrument No. 20060707-0081690, said Register's Office. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenant of Hobbs Place Condominiums, contained in said Master Deed and By-Laws of record in Instrument No. 20060707-0081690 and Instrument No. 20060707-0081691, Register's Office for Davidson County, Tennessee, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed of record in Instrument No. 20060707-0081690 and By-Laws of record in Instrument No. 20060707-0081691, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 2014 and subsequent years.