BILL GARRETT, Davidson County
Trans:T20140080427 DEEDQC
Recvd: 10/24/14 15:25 2 pgs
Fees:12.00 Taxes:0.00
20141024-0098459

THIS INSTRUMENT PREPARED BY:

DAVID A. CHILDRESS, P.C.
Attorney at Law
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(F)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Walter J. Lenard, Trustee 130 Hillsboro Road Nashville, TN 37215	Same	117-03-0C 130.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **WALTER J. LENARD**, unmarried, by these presents does hereby remise, release and quitclaim unto **WALTER J. LENARD, trustee, and any successor trustees thereto, of The Lenard Trust dated October 1, 2003,** its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in the **Davidson** County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 130 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, pages 757 and 758, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Walter J. Lenard by deed from Carolyn Cavalier-Rosenberg and Howard Safer as Co-Executors of the Last Will and Testament of Margie Winn Cavalier, deceased, dated May 24, 2014, of record in Instrument No. 20140711-0061263, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 130 Hillsboro Place, Nashville, Tennessee 37215.

Said property is conveyed subject to restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws, of record in Book 6244, page 394, and as amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee and to all liens, restrictions and other matters of record.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of October, 2014.

Walter J. Lenard

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 bargainor, **Walter J. Lenard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of October, 2014.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2015