BILL GARRETT, Davidson County
Trans:T20140089140 DEEDQC
Recvd: 11/26/14 10:14 5 pgs
Fees:27.00 Taxes:0.00
20141126-0109093

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Ryan W. Barry

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
John W. Skidmore, Sr., Trustee 990 Liberty Road Winchester, TN 37398	(Same)	131-06-0-E-217.00CO

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, John W. Skidmore and wife, June A. Skidmore ("Grantors"), do hereby sell, transfer, convey and quitclaim unto John W. Skidmore, Trustee of the Skidmore Tenancy by Entirety Trust U/A dated November 14, 2014 (the "Trust"), and his heirs and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference. Tennessee Code Annotated Section 35-15-510 shall apply to the property transferred hereunder so long as said property is held by the Trust.

SEE ATTACHED EXHIBIT "A"

Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantors has executed this Quitclaim Deed this 14th day of November 2014.

GRANTORS:

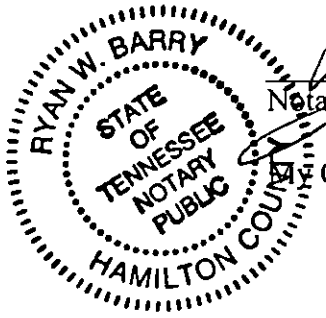
JOHN W. SKIDMORE

JUNE A. SKIDMORE

STATE OF TENNESSEE :
COUNTY OF FRANKLIN :

On this 14th day of November 2014, before me, a Notary Public of the state and county aforesaid, personally appeared JOHN W. SKIDMORE and JUNE A. SKIDMORE, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 14th day of November 2014.



Notary Public

My Commission Expires: June 8, 2016

STATE OF TENNESSEE

COUNTY OF FRANKLIN

I hereby swear and affirm that the actual consideration for this transfer is $0.00

SKIDMORE TENANCY BY ENTIRETY TRUST
U/A DATED NOVEMBER 14, 2014

JOHN W. SKIDMORE, Trustee and Affiant-Grantee

Sworn and subscribed to before me
this 14th day of November 2014.

Notary Public

My Commission Expires: June 8, 2016

RYAN W. BARRY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 217 of Burton Hills Village of Boxmere, Phase 1, a Condominium Development established pursuant to the provision 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 Burton Hills Village of Boxmere, Phase 1 of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, in Book 6908, Page 738, Book 6921, Page 226, and in Instrument No. 20100401-0024317, including without limitation the By-Laws appended thereto, of record in Book 6666, Page 806, and as amended in Book 6911, Page 831 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 percentage as set forth in said Master Deed. Reference is hereby made to the Plan of Burton Hills, Village of Boxmere, Phase 1, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749 through, and including 803, said Register's Office, for a more complete identification and description of said Unit.

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. Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase I of record in Book

6666, Page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226 and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 6517, page 505, amended in Book 6921, page 216 and Book 6517, page 511, Book 6921, page 214, Book 6665, page 6, amended in Book 6921, page 218, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749 through, and including 803, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6326, page 588, Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.

Utility Easements in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.

Rights and casements of adjoining landowners in and to any party walk(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 217 Boxmere Place Nashville TN 37215

Source of Title: Warranty Deed of record at Instrument Number 20140819-0075383, Register's Office, Davidson County, Tennessee.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance to the Trust, and the description of the within tract or parcel of real estate is not different from previous deeds.