QUIT CLAIM DEED

Return to:

Kevin D. Montgomery, Attorney
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF December, 2014.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Nashville Living, LLC	Same	
(NAME)	(NAME)	
700 51st Ave. N		P/O 91-07-0-223
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAWN M. HAYES**, HEREINAFTER CALLED THE GRANTOR, DO HEREBY TRANSFER, QUITCLAIM AND CONVEY UNTO **WEST NASHVILLE LIVING, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN A CERTAIN PARCEL OF REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 52nd & Kentucky Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 52nd & Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141209-0112685, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 52nd & Kentucky Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing as Instrument No. 20141209-0112685, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Dawn M. Hayes by deed from Blue Ridge Homes, LLC, Series 14, of record in Instrument No. 20140110-0002865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record affecting the property.

This deed was prepared based upon information provided by the parties and without the benefit of a title search.

unimproved ☐

This is improved ☒ property, known as 904 52nd Ave. North, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20140092018 DEEDQC
Recvd: 12/09/14 12:31 2 pgs
Fees:12.00 Taxes:0.00
20141209-0112686

IN WITNESS WHEREOF, we have hereunto set our hands on this the 8th day of December, 2014.

DAWN M. HAYES

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 **DAWN M. HAYES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8th day of December, 2014.

NOTARY PUBLIC

My Commission Expires_____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015