This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 37027

From information and description furnished by the parties.
This conveyance made without benefit of title search.

BILL GARRETT, Davidson County
Trans:T20140092979 DEEDQC
Recvd: 12/12/14 08:46 3 pgs
Fees:17.00 Taxes:0.00
20141212-0113745

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
Frances C. Jackson and Harold E. Jackson, Jr. 5106 Annesway Drive Nashville, TN 37205	Same	116 020 B 030000 CO

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Frances C. Jackson**, hereinafter called the Grantor, by these presents do quitclaim and convey unto **Harold E. Jackson, Jr.,** hereinafter called the Grantee, his heirs, successors, and assigns, a fifteen percent (15%) undivided interest [said Grantee to hold such undivided interest as a tenant-in-common with the Grantor, who retains an eighty-five percent (85%) undivided interest] in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Frances C. Jackson, married, from Frank C. Gorrell, III and wife, Linda P. Gorrell, by deed of record in Instrument No. 20110823-0065149, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5106 Annesway Drive, Nashville, TN 37205
(Street) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this 9th day of December, 2014.

Frances C. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Frances C. Jackson** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 9th day of December, 2014.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Frances C. Jackson

Frances C. Jackson, Affiant

Subscribed and sworn to before me, this
the 9th day of December, 2014.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hill Place as of record in Plat Book 7900, pages 923 thru 932, amended by Surveyor's Certificates of Correction in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank C. Gorrell, III and wife, Linda P. Gorrell by deed dated 8/9/2007 from Victore Rumore and wife, Delia Rumore of record in Instrument No. 20070815-0097646, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Hill Place Homeowner's Association of record in Book 9737, page 400, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hill Place Homeowner's Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 923 thru 932, Surveyor's Certificate of Correction of record in Book 9854, page 235, Book 10058, page 112 and Book 10270, page 38, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 913, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530 and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.