This instrument prepared by Beverly Rayburn, Attorney, 14 Public Square, Columbia, Tennessee. (Map 117-03-B, Parcel 227.00-CO)

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Stephen P. Simmons and wife, Jane H. Simmons, do by these presents quitclaim unto, Clark Holmann Simmons, his heirs and assigns, a one-half undivided interest in the following described tracts or parcels of land, lying and being in Davidson County, Tennessee and being more particularly described as follows:

A condominium unit in Davidson County, Tennessee, and being Unit P-5, Parcel 227, on the plan of The Villager Condominiums, as of record at Plat Book 5200, page 154 as amended at Plat Book 5200, page 201, and as established by Master Deed as of record at Book 5434, page 665, as corrected at Book 5487, page 967, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, wall coverings, appliances, floor coverings, and/or other improvements therein, and further with the undivided interest in the general and limited common elements appurtenant thereto, all of which provides a complete description of said Unit and of the conveyance hereby made.

Being the property conveyed unto Stephen P. Simmons and wife, Jane H. Simmons, by deed of record in Instrument Number 20010730-0080339 Register's Office of Davidson County, Tennessee.

This conveyance is subject to current year's property taxes and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Master Deed of record at Book 5434, page 665, corrected at Book 5487, page 967; the plan of record at Plat Book 5200, page 154, amended at Plat Book 5200, page 201; and, a general right-of-way easement of record at Book 4808, page 424, said Register's Office.

This legal description is the same as the prior deed of record in Instrument Number 20010730-0080339 Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 27 day of February, 2015.

Stephen P. Simmons

BILL GARRETT, Davidson County
Trans:T20150023288 DEEDQC
Recvd: 03/31/15 08:54 2 pgs
Fees:12.00 Taxes:0.00
20150331-0027513

Jane H. Simmons

Jane H. Simmons

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public, Stephen P. Simmons and wife, Jane H. Simmons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 27 day of Feb., 2015.

Beverly K. Rayburn

Notary Public

BEVERLY K RAYBURN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires:

Dec. 19, 2016

STATE OF TENNESSEE

COUNTY OF MAURY

I or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.

Stephen P. Simmons

Affiant

Sworn to and subscribed before me this the 27 day of February, 2015.

Beverly K. Rayburn

Notary Public

My Commission Expires:

Dec. 19, 2016

BEVERLY K RAYBURN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

The name and address of the person or agency responsible for payment of real property taxes of the property described herein: (New Owner)

Clark Holmann Simmons

2601 Hillsboro Pike Apt P5

Nashville, TN 37212

Property Address:

2601 Hillsboro Pike Apt P5

Nashville, TN 37212