Davidson County DEEDQC
Recvd: 05/12/15 15:38 3 pgs
Fees:17.00 Taxes:0.00
20150512-0043619

THIS INSTRUMENT PREPARED BY:
Brenda Franks Hale, Attorney
HALE and HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Hermitage Spring Estates Homeowners Association, Inc. c/o Timmons Properties, Inc. 2200 Hillsboro Road, Suite 200 Nashville, TN 37212	SAME	063160CO2400CO

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JO-MAC PROPERTIES, LLC,** a Tennessee limited liability company (hereinafter called the **"GRANTOR"**), hereby quitclaims and conveys all of its right, title and interest in and to, the "Common Area", as shown on the Horizontal Property Regime, Section One, Hermitage Springs Townhomes, as recorded in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee, unto **HERMITAGE SPRING ESTATES HOMEOWNERS ASSOCIATION, INC.** (hereinafter called the **"GRANTEE"**). Being a portion of the same property conveyed to JO-MAC PROPERTIES, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 200003100025238, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEROF.

This unimproved property is located in Section One, Hermitage Springs Townhomes, Davidson County, Nashville, Tennessee.

WITNESS, the hand of the undersigned this 20th day of ~~March~~ April, 2015 in Nashville, Tennessee.

JO-MAC PROPERTIES, LLC

By: _____
John N. Weckesser, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John N. Weckesser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of JO-MAC PROPERTIES, LLC, the within named bargainor, a limited liability company, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Chief Manager.

Witness my hand, at office, this 20th day of ~~March~~ April, 2015.

_____
Notary Public

BECKI DYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-9-2018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

_____
Affiant

Sworn to and subscribed before me, this 27 day ~~March~~ April, 2015.

_____
Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

My commission expires: 4-8-17

CERTIFICATE OF AUTHENTICITY

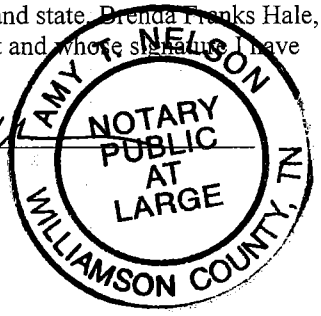
I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson



My Commission Expires: 11/15/2015