Davidson County DEEDQC
Recvd: 07/17/15 15:01 6 pgs
Fees:32.00 Taxes:0.00
20150717-0070217

This instrument prepared by:
Sherrard & Roe, PLC (LRK)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Sherri S. Stowe 20 Inveraray Nashville, TN 37215	Bayron Binkley SilverPointe Properties 7105 Crossroads Blvd. S-102 Brentwood, TN 37027	104023 F 00100CO through 104023 F 01200CO 104023 F 90000CO 104-12-217.00 104-09-0-172.00 104-2-201.00 104-020-20000

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of distributing the assets of Marc Realty, LLC, to its sole member in dissolution of the entity, Marc Realty, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to Sherri S. Stowe (hereinafter referred to as "Grantee"), said property being a certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed as of the 9th day of July, 2015.

MARC REALTY, LLC

By: Bayron Binkley
Its: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bayron Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Chief Manager of Marc Realty, LLC, a Tennessee limited liability company, the within named bargainor, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained by signing the name of Marc Realty, LLC as its Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of July, 2015.

Nancy A. Arnold
Notary Public
My Commission Expires: 11-5-2016

NANCY A. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

AFFIANT

Subscribed and sworn to before me this 9 day of July, 2015.

Nancy A. Arnold
Notary Public

My Commission Expires: 11-5-2016

NANCY A. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Property Description

Tract 1:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 1 through 12, together with the appurtenant interest in the common elements and common area of the condominium regime, of West End Circle Condominium, 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 West End Circle Condominium of record in Instrument No. 20070920-0112553, 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 the Condominium Site Plan of Horizontal Property Regime showing West End Circle Condominium attached to said Master Deed.

Unit Number	Map / Parcel ID Nos. Parcel ID
1	**104023F00100CO**
2	**104023F00200CO**
3	**104023F00300CO**
4	**104023F00400CO**
5	**104023F00500CO**
6	**104023F00600CO**
7	**104023F00700CO**
8	**104023F00800CO**
9	**104023F00900CO**
10	**104023F01000CO**
11	**104023F01100CO**
12	**104023F01200CO**
Common Area	**104023F90000CO**

Being the same property conveyed to Marc Realty, LLC by deed from Barry Stowe of record at Instrument No. 20130813-0084654, Register's Office for Davidson County, Tennessee.

This is improved property known as 3209 West End Circle, Nashville, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 6, Block B on the Plan of Bellwood of record Plat Book 547, Page 149 & 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Realty, LLC by deed from B. James Lowry (also known as James E. Lowry) of record in Instrument No. 20140325-0024502 Register's Office for Davidson County, Tennessee.

This is improved property known as 410 Bowling Avenue, Nashville, Tennessee 37205.

Tract 3:

Land in Davidson County, Tennessee, being the westerly 90 fee of Lot No. 13 of Block "D" on the Plan of Whitland Realty Company's Subdivision, of record in Book 332, Page 141 at the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 90 feet on the northerly side of Bowling Avenue, now called Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Marc Realty, LLC by warranty deed from Whitland Court, LLC of record as Instrument Number 20140422-0033888, Register's Office for Davidson County, Tennessee.

This is improved property known as 3810 Whitland Avenue, Nashville, Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. B-2 on the Plat of West End Park Hillcrest Subdivision of record in Book 421, Page 163, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of West End Circle at the Northeast corner of the property conveyed to Charles E. Kemp and wife, by deed from Henry E. Smith, Executor, of record in Book 1108, Page 512, said Register's Office; thence with the Southerly margin of said Circle Eastwardly 75 feet; thence Southwardly 260 feet to the Northerly margin of Hillcrest Place; thence with said Place Westwardly 80 feet, more or less, to Kemp's Southeasterly line; thence with said line Northwardly 215 feet, more or less, to the beginning.

Being the same property transferred to Marc Realty, LLC by Warranty Deed from D & J Properties of Tennessee to Marc Realty, LLC in Instrument No. 20140716-0062748.

This is improved property known as 3205 West End Circle, Nashville, Tennessee 37203.

Tract 5:

Land in Davidson County, Tennessee, being the easterly ½ of Lot No. B-1 and the westerly 25 feet of Lot No. B-2 on the Plan of West End Park Hillcrest Subdivision, as of record in Book 421, page 163, Register's Office for said County, more particularly described as follows:

Beginning on the southerly margin of West End Circle at a point 300 feet eastwardly from the easterly margin of 33rd Avenue North, formerly Grand Avenue, said beginning point being the northeast corner of the property conveyed to Mrs. Berta Lee Zickler by deed from John T. Lindsley and wife, of record in Book 946, page 124, said Register's Office; running thence with the southerly margin of West End Circle, eastwardly 75 feet to a point; thence southwardly parallel with the easterly line of said property conveyed to Mrs. Berta Lee Zickler as above stated, 215 feet, more or less, to the northerly margin of Hillcrest Place; thence with said margin of Hillcrest Place westwardly 82 ½ feet, more or less, to the southeast corner of said Mrs. Berta Lee Zickler's lot above mentioned and thence northwardly with the easterly line of Mrs. Berta Lee Zickler's lot 180.6 feet, more or less, to the beginning point.

Being the same property conveyed to Marc Realty, LLC by deed from James Rudolph Trudel and wife, Bonnie Epperly Trudel, at Instrument No. 20130916-0097162, Register's Office for Davidson County, Tennessee.

This is improved property known as 3207 West End Circle, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, 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.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of July, 2015.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE