BILL GARRETT, Davidson County
Trans:T20150077979 DEEDQC
Recvd: 09/14/15 13:57 3 pgs
Fees:17.00 Taxes:0.00
20150914-0093069

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Watkins Family Trust 133 Harpeth Trace Summit Nashville, TN 37221	Same	Map No. 143-3D Parcel No. 133 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration given for this conveyance is $ 0.00 .

L. B. Watkins Jr.
Affiant - LIONEL B. WATKINS, JR.

Novetta L. Watkins
Affiant - NOVETTA L. WATKINS

Sworn to and subscribed to before me this 11th day of September 2015.

JULIA A. PAYNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-05-2018

Notary Public
My Commission Expires: 11-5-2018

FOR AND IN CONSIDERATION OF the Agreement of the Parties (and no monetary consideration), we, Lionel B. Watkins, Jr. and Novetta L. Watkins, husband and wife, by these presents do hereby quitclaim and convey to the **Watkins Family Trust** all of our right, title and interest in and to a certain tract and parcel of land, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Harpeth Trace Highrise Condominium Apartments as of record in Book 5050, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of Harpeth Trace Highrise Condominium Apartments of record in Book 5050, page 47, Register's Office for Davidson County. Tennessee.

2. Easement for ingress and egress of record in Book 4734. page 901. Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5099, page 783, Register's Office for Davidson County, Tennessee.

4. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated. as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions covenants, restrictions. options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751 and the By-Laws appended thereto Book 5116, page 791, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 5120, page 208 and Book 5120, page 918, as corrected by instrument of Correction of record in Book 5182, page 767 and as amended in Book 5182, page 769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lionel B. Watkins, Jr. and wife, Novetta L. Watkins by deed of record as Instrument No. 20010816-0088851, Register's Office for Davidson County, Tennessee.

This is improved property known as 133 Harpeth Trace Summit (f/k/a Harpeth Trace Drive), Nashville, Tennessee, 37221.

IN WITNESS WHEREOF, Grantors have set their hand this 24th day of August, 2015.

L. B. Watkins Jr.
LIONEL B. WATKINS, JR., GRANTOR

Novetta L. Watkins
NOVETTA L. WATKINS, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sara Gehring, a Notary Public in and for said State and County, personally appeared **LIONEL B. WATKINS, JR. AND NOVETTA L. WATKINS**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 24th day of August, 2015.

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 16, 2016

Sara Gehring
NOTARY PUBLIC
My Commission Expires: _____