BILL GARRETT, Davidson County
Trans:T20150091256 DEEDQC
Recvd: 10/27/15 08:27 3 pgs
Fees:17.00 Taxes:0.00
20151027-0108986

This Instrument Prepared by:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027

STATE OF OHIO
COUNTY OF Franklin

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

Subscribed and sworn to before me this 19th day of October, 2015.

NOTARIAL SEAL STATE OF OHIO
LINDA S. HAYS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/24/19

Notary Public

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel No
BLDK REAL ESTATE HOLDINGS, LLC **301 DEMONBREUN ST. UNIT 1203** **NASHVILLE, TN 37201**	**BLDK REAL ESTATE HOLDINGS, LLC** **88 EAST BROAD STREET** **SUITE #1770** **COLUMBUS, OH 43215**	**093-06-A-158.00CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DARRIN A. KLINGER, a/k/a DARRIN K. KLINGER MARRIED AND BRANDON S. LYNAUGH, MARRIED, AS TENANTS IN COMMON,** has bargained and sold and does hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property **to BLDK REAL ESTATE HOLDINGS, LLC** its heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1203 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Darrin K. Klinger and Brandon S. Lynaugh, Tenants in Common, by deed from Matthew Helton, unmarried and April Linder, unmarried by Warranty deed dated August 29th 2015 recorded in Instrument No. 20150824-0085097 Register's Office for Davidson County, Tennessee. April Linder is now married and known as April L. Helton.

The said Darrin A. Klinger, a/k/a Darrin K. Klinger is one and the same person.

Christina Klinger, spouse of Darrin A. Klinger, a/k/a Darrin K. Klinger, herby joins in the execution of this instrument to waive any and all marital rights she may have in and to subject property.

Sara Lynaugh, spouse of Brandon S. Lynaugh, hereby joins in the execution of this instrument to waive any and all marital rights she may have in and to subject property.

Property known as: 301 Demonbreun St. Unit #1203, Nashville, TN 37201

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Instrument No. 200604110041760, Instrument No. 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, Instrument No. 20080225-0018424, Instrument No. 20080225-0018428, Book 7804, page 983, Book 10512, page 477 and Instrument No. 20060504-0051825, Instrument No. 20060607-0067537, Instrument No. 20091214-0113967, Instrument No. 20060406-0039472, Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer, without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 19th of October, 2015

Darrin A. Klinger, a/k/a Darrin K. Klinger

Christina Klinger

Brandon S. Lynaugh

Sara Lynaugh

STATE OF Ohio)
:ss
COUNTY OF Franklin)

Before me the undersigned Notary Public, personally appeared Darrin A. Klinger, a/k/a Darrin K. Klinger, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of October 2015.

My Commission Expires:
8/24/19

NOTARY PUBLIC

LINDA S. HAYS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm Exp. 8/24/19

STATE OF Ohio)
:ss
COUNTY OF Franklin)

Before me the undersigned Notary Public, personally appeared Christina Klinger, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of October, 2015.

My Commission Expires:
8/24/19

NOTARY PUBLIC

LINDA S. HAYS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/24/19

STATE OF Ohio)
:ss

COUNTY OF Franklin)

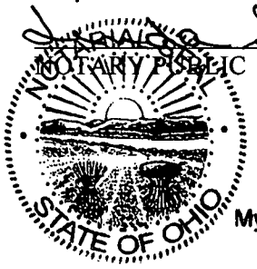
Before me the undersigned Notary Public, personally appeared Brandon S. Lynaugh, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of October 2015.

My Commission Expires:

8/24/19

Linda S Hays
NOTARY PUBLIC



LINDA S. HAYS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/24/19

STATE OF Ohio)
:ss
COUNTY OF Franklin)

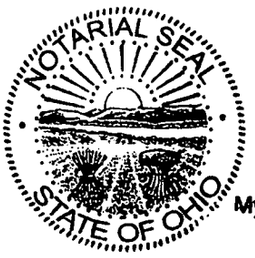
Before me the undersigned Notary Public, personally appeared Sara Lynaugh, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of October, 2015.

My Commission Expires:

8/24/19

Linda S Hays
NOTARY PUBLIC



LINDA S. HAYS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/24/19