BILL GARRETT, Davidson County
Trans:T20150101930 DEEDQC
Recvd: 12/02/15 11:13 3 pgs
Fees:17.00 Taxes:0.00
20151202-0121461

THIS INSTRUMENT WAS PREPARED BY: CHADWICK W. STANFILL ATTORNEY AT LAW 810 DOMINICAN DRIVE NASHVILLE, TN 37228	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00 (distribution from decedent's estate) Affiant Subscribed and sworn to before me this 1st day of November, 2015. Notary Public My commission expires: 5-6-2019 (SEAL)

CHRISTOPHER E. HUGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Hinz	Bank of America, NA	Map Part of 93-6
P.O. Box 165	P.O. Box 35140	Parcel 43
Ruskin, NE 68974	Louisville, KY 40202	

Stephen Vincent Leary died on January 24, 2014, leaving a will dated September 17, 2010. The will was admitted to probate on April 30, 2014 in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number14P576. The will named Chadwick W. Stanfill as executor. The executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being account number 442006875, a copy of which is attached as Exhibit A. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Stephen Vincent Leary, Chadwick W. Stanfill, Executor, quitclaims, conveys and distributes to Kevin Hinz all right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 203 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 reference is made for a more complete description.
>
> BEING the same property conveyed to Encore Phase I Development Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Metropolitan Development and Housing Agency of record as Instrument No. 20060607-0067537, Register's Office for Davidson County, Tennessee, dated June 5, 2006.
>
> THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as 301 Demonbreun Street, Unit 203, Nashville, TN 37201.

This transfer is one of distribution by quitclaim deed, without warranty of title.

Witness my hand at Nashville, Tennessee this 17th day of November, 2015.

ESTATE OF STEPHEN VINCENT LEARY

By _____
Chadwick W. Stanfill
Executor

CHRISTOPHER E. HUGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this 17 day of November, 2015, by Chadwick W. Stanfill, Executor.

Christopher E. Hugan
Notary Public

MY COMMISSION EXPIRES: 5-6-2019

(S E A L)

Copy

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TENNESSEE DEPARTMENT OF REVENUE

FILED

2015 JAN 20 AM 10:22

14P576

RICHARD R. ROBERTS, CLERK

D.C.

Inheritance Tax Closing Letter (This is not a bill for tax due)

January 13, 2015

LEARY STEPHEN V
ATTN: CHADWICK W STANFILL
PO BOX 120658
NASHVILLE TN 37212-0658

Account Type:	INHERIT TX
Account No.:	[redacted]
Date of Death:	January 24, 2014
County:	DAVIDSON
SSN:	[redacted]

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS