SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNER:

Bent Creek Properties, LLC
P. O. Box 262
Oakland, TN 38060

THIS INSTRUMENT WAS PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES HEREIN FOR WHICH
THE PREPARER ASSUMES NO
RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE COMPANY, LLC.
106 EAST COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 92-16-B-31.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of ONE and NO/100 ($1.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, the undersigned, **RONNIE D. WILKINS, a married man,** has this day bargained and does hereby transfer and Quitclaim unto, **BENT CREEK PROPERTIES, LLC, a Tennessee Limited Liability Company,** its successors and assigns, a certain tract or parcel of real estate situated in the County of Davidson, State of Tennessee, and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 310, University Square Condominium Apartments, as shown on plat of record in Plat Book 6900, Page 124, as established under Master Deed of record in Book 7051, Page 529, amended in Book 7119, Page 884, in the Register's Office for Davidson County, Tennessee. To which master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ronnie D. Wilkins by Warranty Deed from Baymar Properties, LLC, a Tennessee limited liability company, on March 2, 2012, filed for record in Instrument No. 20120306-0019765, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of the Grantor or his spouse.

THIS is improved property known as: 900 19th Avenue South #310, Nashville, TN 37212.

THIS property is subject to and includes any and all lawful easements, set-back lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, I have hereunto set my signature on this 26th day of February, 2016.

Davidson County DEEDQC
Recvd: 03/01/16 14:09 2 pgs
Fees:12.00 Taxes:0.00
20160301-0019507

Ronnie D. Wilkins
RONNIE D. WILKINS

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ronnie D. Wilkins,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee on this the 26th day of February, 2016.

Eileen Smith
NOTARY PUBLIC

My Commission Expires: 7/23/18

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronnie D. Williams
AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 2016.

Eileen Smith
NOTARY PUBLIC
My commission expires: 7/23/18

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie M. Robertson
Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

JULIE M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY