BILL GARRETT, Davidson County
Trans:T20160020281 DEEDQC
Recvd: 03/11/16 14:19 2 pgs
Fees:12.00 Taxes:0.00
20160311-0023583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Sworn to and subscribed before me this 11th day of March, 2016.

Notary Public
My Commission Expires:



This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
SMKM, GP 4301 Hillsboro Pike, Suite 300 Nashville, TN 37215	Same	091023P00100CO 091023P00200CO

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, SMKM, LLC, a Tennessee limited liability company ("Grantor"), does this day transfer, quit-claim and convey unto SMKM, GP, a Tennessee General Partnership ("Grantee") all of its right, title and interest in the property described herein below, being real property in Davidson County, Tennessee which is described as follows:

> Land in Davidson County, Tennessee, being Units A and B of 6211 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6211 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150812-0080707, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6211 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150812-0080707, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.
>
> Being the same property conveyed to SMKM, LLC by deed from Gloria A. McDowell, of record in Instrument No. 20150812-0080706, said registers office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 6211 Pennsylvania Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of March, 2016.

GRANTOR:

SMKM, LLC
a Tennessee limited liability company

BY: Kevin D. Montgomery, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of SMKM, LLC the within named bargainor, a limited liability company and that he as a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as a Member.

Witness my hand and seal this 11th day of March, 2016.

Notary Public

My Commission Expires: _____

TRACI L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019