BILL GARRETT, Davidson County
Trans:T20160022009 DEEDQC
Recvd: 03/17/16 14:31 2 pgs
Fees:12.00 Taxes:0.00
20160317-0025487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Sworn to and subscribed before me this 17 day of March, 2016.

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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 Partners, LLC 4301 Hillsboro Pike, Suite 300 Nashville, TN 37215	Same	P/O 072-090-190.00

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, SMKM Partners, GP, a Tennessee General Partnership ("Grantor"), does this day transfer, quit-claim and convey unto SMKM, LLC, a Tennessee limited liability company ("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 Unit A 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 part of the same property conveyed to SMKM, GP, a Tennessee general partnership by deed from SMKM, LLC, a Tennessee limited liability company, of record in Instrument No. 20160311-0023583, 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 A Pennsylvania Avenue, Nashville, TN 37209.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of March, 2016.

GRANTOR:

SMKM, GP, a Tennessee general partnership

BY: JSM Investments, LLC, a Tennessee limited liability company, Partner

BY: _____
John Scott McFarlin, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared John Scott McFarlin, 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 Managing Member of JSM Investments, LLC, Partner of SMKM, GP, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member of JSM Investments, LLC, Partner of SMKM, GP, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Managing Member of JSM Investments, LLC, Partner of SMKM, GP.

Witness my hand and seal this 17 day of March, 2016.

_____
Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A