QUITCLAIM DEED

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Frances Rudy	**Mary Frances Rudy**	
(NAME)	(NAME)	
2012 21st Avenue South	**2012 21st Avenue South**	**92-16-B-21.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARY FRANCES RUDY, TRUSTEE OF THE LILY HURT TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARY FRANCES RUDY, UNMARRIED** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 214, 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, 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 Mary Frances Rudy, Trustee of the Lily Hurt Trust by Warranty Deed from R-5 Investments, a General Partnership, recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009312, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is
( ) unimproved
(X) improved
property known as: **900 19th Avenue South #214 Nashville, Tennessee 37212**
(House number) (Street) (P.O.Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160024392 DEEDQC
Recvd: 03/28/16 09:42 3 pgs
Fees:17.00 Taxes:0.00
20160328-0028410

Witness my/our hand(s) this the 24 day of March, 2016.

Mary Frances Rudy, Trustee

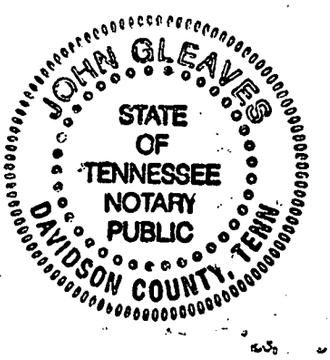
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy as Trustee of the Lily Hurt Trust, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of March, 2016.

Notary Public

My Commission Expires: 3-6-18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-515-3520

Bridgett Kelly Collins, a/k/a Bridgett Edmondson, a/k/a Bridgett Kelly Edmondson, Beneficiary of the Lily Hurt Living Trust a/k/a the Lily Hurt Trust joins in this instrument to convey any and all interest she may have in the subject property.

Bridgette K. Collins

Bridgette Kelly Collins

STATE OF MA

COUNTY OF Middlesex

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bridgette Kelly Collins, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2016.

Nancy D. Zaccone

Notary Public

My Commission Expires:



Nancy D. Zaccone
Notary Public, Massachusetts
My Commission Expires June 5, 2020