AFTER RECORDING RETURN TO:
BCHH, INC.
1000 CLIFF MINE ROAD, SUITE 500
PITTSBURGH, PA 15275
File No. 16034436

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDQC
Recvd: 03/29/16 09:53 7 pgs
Fees:37.00 Taxes:0.00
20160329-0029333

Parcel ID No.: 128120A12900CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 29 day of February, 2016, by and between **DONALD JOHN TRAVERS, AN UNMARRIED MAN AND YVETTE ANDREA ZOLMAN, F/K/A YVETTE A. TRAVERS, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 320 OLD HICKORY BOULEVARD #2406, NASHVILLE, TN 37221, hereinafter referred to as Grantor(s) and **DONALD JOHN TRAVERS, AN UNMARRIED MAN**, a mailing address of 320 OLD HICKORY BOULEVARD #2406, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 320 OLD HICKORY BOULEVARD #2406, NASHVILLE, TN 37221

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under INSTRUMENT NO. 20150316-0022093, recorded on 03/16/2015 in DAVIDSON County, TENNESSEE.

Parcel ID No.: 128120A12900CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DONALD JOHN TRAVERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DONALD JOHN TRAVERS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, TN, this 29 day of February, 2016.

Barbara Collins
Notary Public
My Commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Parcel ID No.: 128120A12900CO

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Yvette Andrea Zolman F/K/A Yvette A Travers
YVETTE ANDREA ZOLMAN, F/K/A YVETTE A. TRAVERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, YVETTE ANDREA ZOLMAN, F/K/A YVETTE A. TRAVERS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

~~Wi~~tness my hand and seal, at office in Davidson Co., TN., this 29 day of February, 2016.

Barbara Collins
Notary Public
My Commission expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires December 17, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

**DONALD JOHN TRAVERS**

STATE OF Tennessee
COUNTY OF Davidson

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Sworn to before me this 29 day of February, 2016.

Barbara Collins
Notary Public
My Commission Expires: 12-17-2018

Name and address for person(s) responsible for taxes:

**DONALD JOHN TRAVERS**
320 OLD HICKORY BOULEVARD #2406
NASHVILLE, TN 37221

Name and address of property owner:

**DONALD JOHN TRAVERS**
320 OLD HICKORY BOULEVARD #2406
NASHVILLE, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 129, BUILDING NO. 24, SECTION 11, PHASE 1B OF EAGLE RIDGE AT THE RESERVE, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET. SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING EAGLE RIDGE AT THE RESERVE OF RECORD IN INSTRUMENT NUMBER 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 25 TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20030108-0003698 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT A TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

THIS CONVEYANCE IS SUBJECT TO:

TAXES FOR THE CURRENT AND SUBSEQUENT YEARS A LIEN, NOT YET DUE AND PAYABLE.

ALL MATTERS SHOWN ON THE FOURTH REVISION OF SUBDIVISION OF PHASE 1-NASHVILLE HIGHLANDS, OF RECORD AT INSTRUMENT NO. 20041019-0125465, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS SHOWN ON THE BOUNDARY PLAT OF RECORD IN PLAT BOOK 7900, PAGE (S) 895 THROUGH 898 INCLUSIVE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF EAGLE RIDGE AT THE RESERVE OF RECORD IN INSTRUMENT NUMBER 20011011-0110875, AS CORRECTED BY SCRIVENERS AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20051129-0143344, AND SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 25 TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20030108-0003698 AND INSTRUMENT NO. 20030108-0003688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHARTER FOR EAGLE RIDGE AT THE RESERVE HOME OWNER'S ASSOCIATION OF RECORD IN INSTALLMENT NUMBER 20010112-0003836, AMENDED IN INSTRUMENT NUMBER 20010112-0003839, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS.

PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20010116-0004521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20001103-0109348, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OPTION AGREEMENTS OF RECORD IN BOOK 5074, PAGE 856 (AT PAGE 886) AND BOOK 9600, PAGE 924, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT AGREEMENT OF RECORD IN BOOK 5074, PAGE 945, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DRAINAGE EASEMENT OF RECORD IN BOOK 7861, PAGE 559, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE FACILITY GRANTED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 8083, PAGE 534, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANT OF EASEMENT OF RECORD IN INSTRUMENT NUMBER 20140924-0087653, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN

PROPERTY COMMONLY KNOWN AS: 320 OLD HICKORY BOULEVARD #2406, NASHVILLE, TN 37221

# True Copy Certification

I, Heather Hughes, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, David Nadzam, a notary public for this county and state, Heather Hughes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David Nadzam, Notary Public
North Fayette Twp., Allegheny County
My Commission Expires July 24, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES