THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration for this transfer is $-0-.* G. Keeling Turner, II *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2016.* L. Chandler DR. *~~Notary Public~~* *~~My commission expires~~:*

BILL GARRETT, Davidson County
Trans: T20160037267 DEEDQC
Recvd: 05/05/16 08:26 3 pgs
Fees: 17.00 Taxes: 0.00
20160505-0044268

Name and Address of Owner of Limited Life Estate:

G. Keeling Turner, II
3314 West End Ave., Apt. 305
Nashville, TN 37203

Send Tax Bills To:

Pierce Investment Company, L.P.
1063 Sunset Drive
Gallatin, TN 37066

Street Address of Subject Property:	**Map and Parcel:**
3314 West End Ave., Apt. 305 Nashville, TN 37203	104-6-B-305 CO

QUITCLAIM DEED
(Limited Life Estate Only)

FOR A CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **PIERCE INVESTMENT COMPANY, L.P.,** a Tennessee limited partnership, hereinafter called "**GRANTOR,**" by these presents, quitclaims and conveys unto

G. KEELING TURNER, II, an unmarried man, hereinafter called **"GRANTEE", a limited life estate** to the following property in Davidson County, Tennessee, described as follows (the **"Property"**), to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Park Road Condominiums, aka West End Park, 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 of record in Book 5845, page 831, as amended in Instrument No. 20071213-0143676, and further amended in Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, 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; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, page 390, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Pierce Investment Company by Warranty Deed from Shelby L. Adams, unmarried, of record as Instrument No. 20160208-0011873 in the Register's Office for Davidson County, Tennessee. Pierce Investment Company, L.P. is one and the same as Pierce Investment Co. and Pierce Investment Company.

The limited life estate conveyed herein shall terminate upon Grantee's death or his failure to occupy the Property for ninety (90) consecutive days, whichever shall first occur.

This is improved property known as 3314 West End Avenue, Apt. #305, Nashville, TN 37203.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 4th day of May, 2016.

PIERCE INVESTMENT COMPANY, L.P.

By: PIERCE MANAGEMENT COMPANY, LLC, its General Partner

By: Victoria Pierce Turner
Victoria Pierce Turner, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Victoria Pierce Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be President of Pierce Management Company, LLC, the general partner of Pierce Investment Company, L.P., a Tennessee limited partnership, the within named bargainor, and that she, as President of its General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as President of its General Partner.

WITNESS my hand and seal, this 4th day of May, 2016.

Rian Murphy
NOTARY PUBLIC

My commission expires:
May 8th 2017

F:\Rubye\forms\Qclaim Life Estate - Pierce Investment to Keeling Turner.doc

RI'AN MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY