Davidson County DEEDQC
Recvd: 06/06/16 12:05 3 pgs
Fees:17.00 Taxes:0.00
20160606-0056786

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Austin Cook
704 Ashlawn Place
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
161050A00500CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned JULIA E. BARTON, hereinafter called the Grantor, by these presents does transfer and quitclaim unto AUSTIN COOK, hereinafter called the Grantee, his heirs and assigns, all of Grantor's interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-4 as specified on the Plat shown in the Master Deed, on the Plan of Ashlawn Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashlawn Place Condominiums, of record in Book 6607, Page 596, and as amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashlawn Place Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book 6607, Page 596, said Register's Office, for a more complete identification and description of such Unit.
>
> BEING the same property conveyed to Julia E. Barton by deeds recorded as Instrument No. 20030918-0138104 and 20041122-0140042, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This quitclaim deed is executed and delivered to correct or complete the conveyance of the property as described in a deed recorded as Instrument No. 20081105-0110242, said Register's Office (the "Prior Deed"). The Prior Deed was executed on behalf of the undersigned by means of a Power of Attorney which did not clearly provide the power and authority to execute and deliver the Prior Deed. The Grantee named herein is a successor in interest to the grantee named in the Prior Deed, and is the current owner, and therefore the appropriate party to

receive this quitclaim deed and conveyance.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of June, 2016.

Julia E. Barton

STATE OF Tennessee
COUNTY OF Davidson

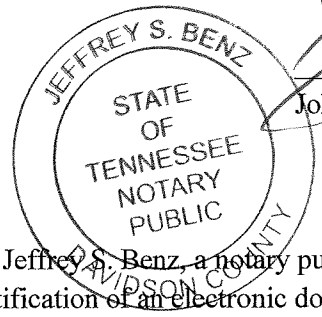
BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julia E. Barton with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City), Tennessee (State), this 4th day of June, 2016.

REHMAN ANSARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Notary Public
My Commission Expires: 07/02/2018

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019