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BILL GARRETT, Davidson County
Trans:T20160050741 DEEDQC
Recvd: 06/15/16 13:45 3 pgs
Fees:17.00 Taxes:0.00
20160615-0060635

This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File Number:

ADDRESS OF NEW OWNER:
Janus Investments, LLC
1212 Laurel Street, Unit 613
Nashville, TN 37203-4431

SEND TAX BILLS TO:
Same

MAP AND PARCEL NO.:
105-10-0A318.00C0

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, I, **Benjamin Walker**, hereinafter Grantor, by these presents, do hereby quitclaim and convey unto **Janus Investments, LLC**, Grantee, its successors and assigns all of my right, title and interest in and to the following described property in Williamson County, Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-17 OF BEECH TREE CONDOMINIUMS, 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 BEECHTREE CONDOMINIUMS OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, 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 "E" TO SAID AMENDED MASTER DEED IN BOOK 11680, PAGE 193; TOGETHER WITH A PERCENTAGE INTEREST IN

THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

Having a street address of 2020 Beech Ave., Nashville, Tennessee 37204.

Being the same property as conveyed to Benjamin J. Walker, by Warranty Deed recorded on 12/31/2012 in Instrument No. 20121231-0120873, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Executed on this 10th day of June, 2016.

Benjamin Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Benjamin Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 10th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-19

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

Sworn and subscribed before me this 10th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-19

Thomas N. Jones
State
of
Tennessee
Notary
Public
County of Williamson