BILL GARRETT, Davidson County
Trans:T20160052888 DEEDQC
Recvd: 06/22/16 08:31 3 pgs
Fees:17.00 Taxes:0.00

20160622-0063303

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Kathryn McKinney Duke Kathryn McKinney Duke, Affiant Subscribed and sworn to before me, this 16th day of June, 2016. Dianne Jaynes Notary Public My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donald W. McKinney and/or Anna M. Thornton, Trustees 1103B Nichol Lane Nashville, Tennessee 37205	SAME	Map 130 05 0D Parcel 002.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathryn McKinney Duke**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and

to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Donald W. McKinney and/or Anna M. Thornton, Trustees of the Kathryn McKinney Duke Trust dated October 30, 2014**, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16 day of June, 2016.

Kathryn McKinney Duke

Kathryn McKinney Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn McKinney Duke, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of June, 2016.

My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Diane Jaynes

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1103 Nichol Lane Cottages, a Horizontal Property Regime with Private elements, filed as Exhibit "C" to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141217-0115654, as amended in Instrument No. 20160408-0033862 and in Instrument No. 20160505-0044721, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kathryn McKinney Duke by deed from Ridgemont Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20160519-0050159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 2016 and subsequent years, a lien not yet due and payable.
2. All matters shown on the boundary plat of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, easements and restrictions of record in Instrument No. 20141217-0115654, as amended in Instrument No. 20160408-0033862 and Instrument No. 20160505-0044721, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140919-0086048 and Instrument No. 20141103-0101042, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1103B Nichol Lane, Nashville, Tennessee 37205.