Box 14

BILL GARRETT, Davidson County
Trans:T20160060305 DEEDQC
Recvd: 07/14/16 09:36 2 pgs
Fees:12.00 Taxes:0.00
20160714-0072148

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

ADDRESS NEW OWNER AS FOLLOWS:
Charles P. Yezbak, III and
Lisa K. Yezbak
1217 Lone Oak Road
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
13107018100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned CHARLES P. YEZBAK, III, hereinafter called the Grantor, by these presents does transfer and quitclaim unto CHARLES P. YEZBAK, III and wife, LISA K. YEZBAK, hereinafter collectively called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Yezbak Subdivision as of record as Instrument No. 20160609-0058581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

SAID LAND INCLUDES a portion of the property conveyed to Charles P. Yezbak, III by deeds from H & B Development Partners, a Tennessee general partnership recorded as Instrument Nos. 20150619-0058741 and 20150619-0058741, said Register's Office. A portion of the above described property was previously subjected to a Horizontal Property Regime with Private Elements (the "HPR") for the Homes at 1215 Lone Oak Road, however, the HPR was terminated, voided and vacated by instrument recorded as Instrument No. 20160121-0006086, Register's Office for Davidson County, Tennessee.

This is improved property commonly referred to as 1217 Lone Oak Road, Nashville, TN 37215.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This quitclaim deed has been executed, delivered and recorded to transfer title to the within named Grantees any portion of the above described Lot 1, Yezbak Subdivision, which has previously been held or owned solely by Charles P. Yezbak, III by means of the deeds and instruments referenced in the above derivation clause.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of July, 2016.

Charles P. Yezbak, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July, 2016.

Notary Public
My Commission Expires: March 3, 2020

THOMAS W. SHUMATE IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
11th day of July, 2016.

Notary Public
My commission expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY