BILL GARRETT, Davidson County
Trans:T20160065311 DEEDQC
Recvd: 07/29/16 10:28 4 pgs
Fees:23.00 Taxes:277.50
20160729-0078297

This Instrument Prepared By:

Phillip Byron Jones
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Michal E. Osborne and wife, Kathleen A. Osborne 138 Jacksonian Drive Hermitage, TN 37076	Michal E. Osborne and wife, Kathleen A. Osborne 138 Jacksonian Drive Hermitage, TN 37076	Map 44-11 A Parcel 302 CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Max R. Jones** and wife, **Mary E. Jones** ["Grantors"], by these presents do hereby quitclaim and convey unto **Michal E. Osborne and wife, Kathleen A. Osborne** ["Grantees"], all of our right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

That improved property, known as Unit C-2, Parcel 302, 511 Jones Street, Old Hickory, Tennessee 37138.

The property is more particularly described in the attachment to this Quitclaim Deed, which is incorporated herein, by reference.

Being the same property conveyed to Grantors by deed from Alfred L. Jones and Catherine E. Jones of record as 20030731-0108604 Register's Office for Davidson County, Tennessee.

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

WITNESS our hands this 29th day of July, 2016.

Max R. Jones

Mary E. Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Phillip Byron Jones, Notary Public, **Max R. Jones** and wife, **Mary E. Jones**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 29th day of July, 2016.

Notary Public

PHILLIP BYRON JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: My Commission Expires August 23, 2016

THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS $75,000.00.

Michal E. Osborne

Michal E. Osborne,
Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 29th day of July, 2016.

PHILLIP BYRON JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: My Commission Expires August 23, 2016

8000.015

ATTACHMENT TO QUITCLAIM DEED

Land in Davidson County, Tennessee, being Unit No. C-2, Parcel 302, in a Horizontal Property Regime which is of record in Book 7977, page 92, re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same as set out in Tennessee Code Annotated, Section 66-27-101, et seq., and is subject to the provisions, and requirements thereof; also subject to easements, rights and interests 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; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, page 92, re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit B thereto of record in Book 7977, page 111, and re-recorded in Book 8164, page 171, said Register's Office, all as set out and provided in said master deed and exhibits appended thereto, referenced to which is here made.

Being the same property conveyed to Grantors by deed from Alfred L. Jones and Catherine E. Jones of record as 20030731-0108604 Register's Office for Davidson County, Tennessee.