THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 BILL GARRETT, Davidson County Trans:T20160087868 DEEDQC Recvd: 10/05/16 15:29 3 pgs Fees:17.00 Taxes:0.00 20161005-0105480	STATE OF TN COUNTY OF Davidson The actual consideration for this transfer is: $0.00 Laura Lynn Christopherson LAURA LYNN CHRISTOPHERSON, AFFIANT Subscribed and sworn to before me, this 22nd day of September, 2016. Alicia Vallarta NOTARY PUBLIC My Commission Expires: July 8, 2019 ALICIA BETH VALLARTA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 8, 2019

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Phillip Ray Christopherson 320 Old Hickory Blvd, #1707 Nashville, TN 37221	New Owner	Map and Parcel No.: 128-12-0-A 085.00 FB: GSD-03920

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Laura Lynn Christopherson**, ("Grantor") do hereby quitclaim, transfer and convey unto **Phillip Ray Christopherson**, a single person, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described as:

Land in Davidson County, Tennessee, Unit No. 85, Building 17 on the plan of Section 2, Phase 1B, Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 16 to the Master Deed, of record in Instrument No. 20030108-0003689, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Phillip R. Christopherson by Warranty Deed from Eagle Ridge at the Reserve, LLC a Tennessee Limited Liability Company, of

record in Instrument No. 20031216-0179525, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, by Deed from Nashville Highland, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20000831-0086325, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the ame is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 320 Old Hickory Blvd, #1707, Nashville, TN 37221.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

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IN WITNESS WHEREOF, Grantor has executed this instrument on this the 22nd day of September 2016.

Laura Lynn Christopherson

Laura Lynn Christopherson, Grantor

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Laura Lynn Christopherson with whom I am personally acquainted (or who proved their identity to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of September, 2016.

Notary Public

My Commission Expires: July 8, 2019

