SEND TAX BILLS TO: owner

201 MYHR GREEN

NASHVILLE, TN 37221

ADDRESS OF NEW OWNER (S):

201 Myhr Green

Nashville, TN 37221

MAP 142-07-0-C **PARCEL** 074.00CO

IMPROVED X **UNIMPROVED**

THIS INSTRUMENT PREPARED BY:
A. ENSLEY HAGAN, JR.
ATTORNEY AT LAW
107½ S. CUMBERLAND ST.
LEBANON, TENNESSEE 37087

BILL GARRETT, Davidson County
Trans:T20160096500 DEEDQC
Recvd: 11/01/16 11:49 2 pgs
Fees:12.00 Taxes:0.00
20161101-0115397

QUIT CLAIM DEED

I hereby Quit Claim to Kenneth Jernigan, subject to a life estate for and during my natural life, all of my interest in the following land. Said property being a certain condominium located in Davidson County, Tennessee, and being more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 74 of the Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, amended in Book 7482, Page 312, corrected in Book 7467, page 279, and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, collectively "the Master Deed" together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7184, page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Vera M. Locke by deed from Kenneth Jernigan on the 27th day of September, 2016, and recorded as Instrument No. 20161005 0105031 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

(1) The Plan of record as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same 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 Maser Deed establishing a Horizontal Property Regime of Ashley Green Condominiums, of record in Book 7184, page 44, amended in Book 7482, Page 312, corrected in Book 7467, page 279, and further amended in Instrument No. 20111101-0084880, Register's Office of Davidson County, Tennessee.

(3) By-Laws of Ashley Green Homeowners' Association, Inc. of record in Book 7184, Page 71, Register's Office of Davidson County, Tennessee.

(4) All matters shown on the Revised Boundary Plat of record in Book 6900, Page 978, Register's Office of Davidson County, Tennessee.

(5) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, Register's Office of Davidson County, Tennessee.

(6) Perpetual easement for highway purposes and drainage easements, of record in Book 5407, Page 643, Register's Office of Davidson County, Tennessee.

(7) Sewer Easement of record in Book 6483, page 907, Register's Office of Davidson County, Tennessee.

(8) Storm Water Detention Agreement of record in Book 6880, Page 121, Register's Office of Davidson County, Tennessee.

(9) Agreement for Dedication of Public Utilities Easement, of record in Instrument No. 20060724-0088823, Register's Office of Davidson County, Tennessee.

To have and to hold unto the said Kenneth Jernigan, his heirs and assigns in fee simple.

WITNESS MY HAND on this the 27 day of September, 2016.

A. ENSLEY HAGAN, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Vera M Locke
Vera M. Locke

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County aforesaid, the within named Vera M. Locke, with whom I am personally acquainted and who acknowledged the execution of the foregoing AGREEMENT for purposes therein contained.

WITNESS my hand and official seal this the 27th day of September, 2016.

A. Ensley Hagan, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/06/18

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and The Hagan Law Firm shall not be responsible for any matter that could have been resolved by a title examination, settlement, or legal and/or tax related counsel. Additionally, The Hagan Law Firm and A. Ensley Hagan, Jr., make no warranties regarding ownership of the above-referenced property.

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, Kenneth Jernigan, after being duly sworn according to law, make oath that the actual consideration given for the attached conveyance is $0.00.

A. ENSLEY HAGAN, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kenneth Jernigan
Printed name: Kenneth Jernigan

Sworn to and subscribed by Kenneth Jernigan before me this 27th day of September, 2016.

My Commission Expires: 02/06/18

A. Ensley Hagan, Jr.
Notary Public