Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20160102386 DEEDQC
Recvd: 11/18/16 14:50 3 pgs
Fees:17.00 Taxes:0.00
20161118-0122085

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:	Send Tax Bills To:	Map and Parcel No.
Blakeslee C. Lufkin	Blakeslee C. Lufkin	Map 117-7
2140 Golf Club Lane	2140 Golf Club Lane	Parcel 180
Nashville, TN 37215	Nashville, TN 37215	FB: 7DA 23712

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Blakeslee C. Lufkin** ("Grantor") hereby quitclaims, conveys and transfers unto **H. Christopher Lukfin**, a 50% interest as Tenant in Common and **Timothy B. Lufkin**, a 50% interest as Tenant in Common ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, reserving a life estate and a general power of appointment to herself in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property to any person, including herself, without the permission of the Grantee. The general power of appointment shall terminate upon the death of the Grantor.

Land in Davidson County, Tennessee, being Unit C, Parcel 180, on the Plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for said County, and as shown on the Schedule A to the Master Deed of Parcel 180, of record in Book 4685, page 168, said Register's Office.

Being the same property conveyed to **Blakeslee C. Lufkin**, by Deed, from **Robert E. Moody, Jr. a widower**, dated August 12, 1993, of record in Book 9047, Page 389, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Said Premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens, and other undertakings, including the rights and interests of other building site owners and condominium owners within Gloucester Square, and including also the requirements that all owners of building sites and condominium units within Gloucester Square be members of the Gloucester Square Cooperative Corporation, subject to assessment for the payment of costs incident to the maintenance of common areas and administration expenses of the corporation, and providing for a lien to secure the payment thereof, all as

contained in an instrument executed by Gloucester Square Cooperative Corporation, et al, dated October 20, 1971, and recorded in Book 4548, page 217, said Register's Office.

2. Set back lines, easements, access limitations and conditions of the owner's certificate, as shown on the recorded plan of record in Book 4460, page 50, said Register's Office.

3. Access easements between the premises and public rights of way are shown on the recorded plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee, or Grantees, by this conveyance to be used and enjoyed by the Grantee, or Grantees, his or their guests, invitees and heirs, successors and assigns.

4. All provisions and requirements of the Tennessee Horizontal Property Act, as set out in T.C.A. §64-2701, et seq. and the By-Laws for the administration thereof of record in Book 4685, page 177, said Register's Office; and all restrictions, easements etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in Master Deed of record in Book 4685, page 168, said Register's Office.

5. Pursuant to the provisions of Paragraph 13 of the said Restrictive Covenants for Gloucester Square aforesaid, Gloucester Square Cooperative Corporation waives its option to purchase this premises aforesaid on condition that any subsequent sale of said premises shall again be subject to said option.

This is improved property known as: **2140 Golf Club Lane, Nashville, TN 37215**.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 9 day of November, 2016.

Blakeslee C. Lukfin

Blakeslee C. Lukfin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Blakeslee C. Lufkin** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of November, 2016.

Mary Clapp
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
APRIL 28, 2019

MARY CLAPP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Blakeslee C Lufkin
Affiant

Sworn to and subscribed to before me, this the 9 day of November, 2016.

Mary Clapp
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
APRIL 28, 2019

MARY CLAPP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY