BILL GARRETT, Davidson County
Trans:T20160104877 DEEDQC
Recvd: 11/29/16 13:01 3 pgs
Fees:17.00 Taxes:0.00
20161129-0125140

Prepared By:
John R. Jackson
10343 Roanoke Dr
Murfreesboro, Tennessee 37129

After Recording Return To:
John R. Jackson
10343 Roanoke Dr
Murfreesboro, Tennessee 37129

QUITCLAIM DEED

On January 01, 2016 THE GRANTOR(S),

Joseph R Jackson, a married person, for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S): **John Richard Jackson and Kevin Joseph Jackson**, as tenants in common, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Being the same property conveyed to Joseph R Jackson by Deed from Patrick D Jackson of record in Instrument No. 20100429-0032480, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph R. Jackson and Patrick D. Jackson, as tenants in common, by Deed from Timber Lake Joint Venture, a Tennessee Joint Venture, of record in book 7101, page 543, Register's Office for Davidson County, Tennessee.

New Owners: John Richard Jackson
Kevin Joseph Jackson
10343 Roanoke Drive
Murfreesboro, TN
37129

Legal Description: See attached EXHIBIT A and EXHIBIT B.

More commonly known as: 226 Timberway Dr, Nashville, Tennessee 37214.

Tax Parcel Number: 108-07-0B-153.00-CO

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Mail Tax Statements To:
John R. Jackson
10343 Roanoke Dr
Murfreesboro, Tennessee 37129

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: October 31, 2016

Joseph R Jackson
2219 Belmont Boulevard
Nashville, Tennessee, 37212

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Joseph R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and has executed the foregoing instrument for the purposes therein contained.

Witnessed my hand and seal this 31 day of October, 2016.

Kendra Foster
Notary Public

My Commission Expires: 11-6-2017

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant
Affiant's Name:
JOSEPH R JACKSON

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me on this 31 day of October, 2016

Kendra Foster
Notary Public

My Commission Expires: 11-6-2017

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

BEING Unit No. 153 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Timber Lake Joint Venture, a Tennessee joint venture, by deed from Timber Lake Associates, a Tennessee general partnership, of record in Book 6701, page 81, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Matters as shown on the Plan of record in Book 5200, page 342, Register's Office for Davidson County, Tennessee.

2. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

3. Limitations and Conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated, Section 66-27-101, et seq.

4. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and Bylaws for Timber Lake Condominiums, filed for record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, and by Instrument of Clarification, of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee.

5. Matters as shown on the Plat of Timber Lake Condominiums, of record in Book 6250, page 219, Register's Office for Davidson County, Tennessee.

6. Rights of parties in actual possession of all or any part of the premises with the exception of the Grantee.

7. Easement for Television Cable, granted to Elm Hill Builders, Inc., of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

8. Deed of Trust from Timber Lake Associates to Everett A. Covington, Jr., Trustee, of record in Book 6561, page 231, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6600, page 906, Register's Office for Davidson County, Tennessee.