BILL GARRETT, Davidson County
Trans:T20170004041 DEEDQC
Recvd: 01/17/17 10:31 4 pgs
Fees:22.00 Taxes:0.00
20170117-0004731

Name & Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Leanne Rees 7710 Woodmont Ave. Unit # 1101 Bethesda, MD 20814	Leanne Rees 7710 Woodmont Ave. Unit # 1101 Bethesda, MD 20814	128120A03600CO

This instrument prepared by:

Molly F. James, Esquire
c/o Troutman Sanders LLP
1850 Towers Crescent Plaza, Suite 500
Tysons Corner, Virginia 22182

QUIT CLAIM DEED

THIS DEED, made as of the 20 day of December 20 16, by and between LEANNE REES (the "Grantor") with a mailing address of 7710 Woodmont Ave., unit # 1101, Bethesda, MD 20814; and OLD HICKORY LLC, (the "Grantee"), a Maryland company with a mailing address of 7710 Woodmont Ave., unit # 1101, Bethesda, MD 20814.

WHEREAS, Grantor desires to convey unto OLD HICKORY LLC, a one hundred percent (100%) interest in property described herein:

Land in the County of Davidson, State of Tennessee, being Unit No. 36, Building No. 7 on the Plan of Section 7, Phase 1A, Eagle Ridge at the Reserve 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 and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 10 to the Master Deed, of record in Instrument No. 20020524-0063776, as corrected by Correction to Supplement and Amendment No. 10 to the Master Deed, of record in Instrument No. 20020530-0065658, Register's Office for Davidson County, Tennessee, 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 plat of Eagle Ridge at the

Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to the Grantor by deed dated May 4, 2016 and recorded on May 11, 2016, as Instrument # 20160511-0047026, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to easements, mortgages, conditions, restrictions, and rights of way of records, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 320 Old Hickory Blvd. Unit # 709, Nashville Tennessee 37221.

TO HAVE AND TO HOLD unto the said Old Hickory LLC, its successors and assigns the interest described herein that Leanne Rees may possess in and to the above described property, together with all appurtenances and privileges thereto belonging.

THIS CONVEYANCE is made subject to easements, conditions, liens, mortgages or deeds of trust, and restrictions of record insofar as they may lawfully affect the property.

The attorney who prepared this instrument has not performed a title examination on the subject property and makes no opinion, representation or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand and accept its terms and acknowledge that the liability of the preparer is limited to the preparation of this instrument.

[The remainder of this page intentionally left blank]

AS WITNESS the hand and seal of the Grantor, the day and year first above written:

Witness: Grantor:

_____ _____
LEANNE REES

STATE OF _____

CITY/COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 201_, before me, the subscriber, a Notary Public in the jurisdiction aforesaid, personally appeared Leanne Rees, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Print Notary Name: _____

My Commission Expires: 2/17/17

SANDRA H. MILLER
NOTARY PUBLIC OF MARYLAND
MY COMMISSION EXPIRES FEBRUARY 17, 2017

SANDRA H. MILLER NOTARY PUBLIC MONTGOMERY CO. MD

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BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this 21 day of Dec, 2016

Notary

SANDRA H. MILLER
NOTARY PUBLIC OF MARYLAND
MY COMMISSION EXPIRES FEBRUARY 17, 2017

SANDRA H. MILLER NOTARY PUBLIC MONTGOMERY CO. MD