BILL GARRETT, Davidson County
Trans: T20170008705 DEEDQC
Recvd: 01/30/17 15:13 3 pgs
Fees: 17.00 Taxes: 0.00
20170130-0009850

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bridget Damberg Shaw Byrnes **Christopher Byrnes** **8300 Sawyer Brown Road** **Unit P-306** **Nashville, Tennessee 37221**	**Map/Parcel** **142 05 0B 085.00**	**Bridget Damberg Shaw Byrnes** **Christopher Byrnes** **8300 Sawyer Brown Road** **Unit P-306** **Nashville, Tennessee 37221**
This instrument prepared by: Emerge Law, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Bridget Damberg Shaw Byrnes** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Bridget Damberg Shaw Byrnes and Christopher Byrnes, husband and wife,** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **8300 Sawyer Brown Road #P-306, Nashville, Davidson County, Tennessee, 37221.**

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 30th day of January, 2017.

Notary Public
My Commission Expires: October 7th 2019

SHANNON GEISSENHAINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 8
Affiant
Subscribed and sworn before me this the
30 Day of Jan, 2017.
Deputy Register

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 30 day of January, 2017.

Bridget Damberg Shaw Byrnes

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bridget Damberg Shaw Byrnes,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30 day of January, 2017.

Notary Public

My Commission Expires:
October 7th 2019

SHANNON GEISSENHAINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No, P-306, together with the carport designated No. P-306 C in River Planation, Section Three, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on Plat in Book 4675, pages 102 and 103, Register's Office for said County, and described in a Master Deed recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Planation, Section Three, Condominium Apartments, contained in the Master Deed and the Bylaw appended thereto, recorded in Book 4784, page 462, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bridgett Damberg Shaw Byrnes by deed from John F. Damberg and Bridget Damberg Shaw Byrnes, Co-Trustees of the John F. Damberg Revocable Trust dated May 18, 2016 of record as instrument number 20160523-0051316 Register's Office for Davidson County, Tennessee.