Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Barbara H. Morgan Revocable Trust u/a February 8, 2017 810 General George Patton Rd Nashville, TN 37221	**Map/Parcel 142 09 0B 810.00**	**Barbara H. Morgan Revocable Trust u/a February 8, 2017 1008 Tulip Way Nashville, TN 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, **Barbara H. Morgan** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Barbara H. Morgan, Deidre Ann Morgan and Patrick Morgan, Co-Trustees of the Barbara H. Morgan Revocable Trust dated February 8, 2017** (the "Grantee"), Grantee's 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 **810 General George Patton Road, 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 8th day of February, 2017.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans:T20170013732 DEEDQC
Recvd: 02/15/17 10:49 3 pgs
Fees:17.00 Taxes:0.00

20170215-0015597

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

Grantor acknowledges that this 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 8th day of February, 2017.

Barbara H. Morgan

Barbara H. Morgan

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 **Barbara H. Morgan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath 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 6th day of February, 2017.

Notary Public

My Commission Expires:
10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT 31 2017

EXHIBIT A

(Legal Description of the Property)

A certain condominium located in Davidson County, Tennessee, being Unit No. 810, together with Carport designated No. 810-C, of Phase One – Lot One, Section Five, River Planation Condominiums, established pursuant to 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, under the Master Deed establishing River Planation Condominiums (Section Five) of record in Book 5410, Page 248, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon Pages 145-146, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in the Master Deed.

Being the same property conveyed to Barbara H. Morgan by Warranty Deed from Pamela Sue Palmer, Married and Laurie Anne Palmer Fleming, Married, recorded on November 11, 2016 of record as Instrument Number 20161103-0116553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 145-146, Register's Office for Davidson County, Tennessee.

- Boundary plat of record in Plat Book 5200, Page 135, Register's Office for Davidson County, Tennessee.

- The premises herein insured is a condominium apartment established pursuant to 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 nor or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.

- Easement for TVA transmission line or lines and towers of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein.