Box 36

# QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF MARCH, 2017.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Richard W. Sebastian<br>Lynda Sebastian<br>1536 Abbottsford Rd.<br>Brentwood, TN 37027 | SAME ADDRESS AS NEW OWNER | 072-15-A-120 CO |

**FOR A CONSIDERATION,** the receipt and sufficiency of which is hereby acknowledged, Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company **("Grantor")**, by these presents, quitclaims, grants and conveys unto Richard W. Sebastian and wife, Lynda Sebastian **("Grantees")**, their heirs and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 120 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units.

Being a portion of the same property conveyed to Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company by Deed from Porter Terrace Partners, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20150113-0003582, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 120 Porter Terrace, Nashville, TN 37206

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170018236 DEEDQC
Recvd: 03/02/17 13:46 2 pgs
Fees:12.00 Taxes:0.00
20170302-0020855

**IN WITNESS WHEREOF,** the Grantor has hereunto caused its name to be signed hereto by its duly authorized officer on this the 2nd day of March, 2017.

**Porter Terrace Partners II, LLC,**
**a Tennessee Limited Liability Company**

By: _____
Richard W. Sebastian, Chief Manager

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal on March 2, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020