EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Prepared by parties to this instrument:

Darrell Parker and Vicki Parker
6819 Bunnell Hill Road
Springboro, OH 45066

Person responsible for payment of taxes is Grantee, and when recorded, mail this and tax statements to:
DARRELL JACKSON PARKER and VICKI LYNN PARKER, TRUSTEES
6819 BUNNELL HILL ROAD
SPRINGBORO, OH 45066

QUITCLAIM DEED

GRANTORS, DARRELL PARKER and VICKI PARKER, husband and wife, whose mailing address is 6819 Bunnell Hill Road, Springboro, OH 45066, of Warren County in the State of Ohio, the undersigned grantors, for **NO CONSIDERATION**, do hereby remise, release, and forever quitclaim to

GRANTEES, DARRELL JACKSON PARKER and VICKI LYNN PARKER, TRUSTEES, THE PARKER FAMILY LIVING TRUST dated February 18, **20**17, whose mailing address is 6819 Bunnell Hill Road, Springboro, OH 45066,

the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**:

LAND in Davidson County, Tennessee, being Unit No. 74 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This conveyance is made subject to the following:

(1) The Plan of record as set out on Exhibit "C" to the Declaration, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions, Restrictions and By-Laws of West Mill Town homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170021173 DEEDQC
Recvd: 03/13/17 10:03 2 pgs
Fees:12.00 Taxes:0.00
20170313-0024252

(3) Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.

(4) Matters shown on the Plan No. 2 of West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

(5) Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, page 214, Register's Office for Davidson County, Tennessee.

(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee.

(7) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140821-0076274, in Instrument No. 20141219-0116173 and in Instrument No. 20141219-0116216, Register's Office for Davidson County, Tennessee.

(8) Current taxes not yet due and payable.

Map 091-06-0-M Parcel 074.00co
The address of such real estate is commonly known as: 218 West Mill Drive, Nashville, Tennessee

Being the same property conveyed from Craighead Development, LLC, a Tennessee limited liability company, to Grantors herein by deed dated May 20, 2016, recorded May 23, 2016 as Document No. 20160523-0051185, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

IN WITNESS WHEREOF, Grantors have executed this deed this 18th day of February, 2017.

DARRELL PARKER

VICKI PARKER

STATE OF OHIO)
COUNTY OF Montgomery) ss.

Before me, a Notary Public for the State of Ohio, appeared the above named **DARRELL PARKER** and **VICKI PARKER**, who acknowledged and signed the foregoing instrument and their signing was their free act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this 18 day of February, 2017.

Deborah P. Hildreth
Notary Public

Deborah P. Hildreth
Printed Name

My Commission Expires: NOV. 27. 2020

DEBORAH P HILDRETH Official Seal NOTARY PUBLIC COMM EXP: NOV 27, 2020 STATE OF OHIO

DEBORAH P HILDRETH - NOTARY PUBLIC COMM EXP: NOV 27, 2020 STATE OF OHIO