BILL GARRETT, Davidson County
Trans:T20170035754 DEEDQC
Recvd: 04/27/17 15:05 3 pgs
Fees:17.00 Taxes:0.00
20170427-0041630

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb & Waites, PLLC
1994 Gallatin Pike N. Suite 315
Madison, TN 37115
615-649-0049
Without Search

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Jeffrey Runion **201 Lake Ridge Ct.** **Franklin, TN 37069**	**Same**	**Map 142, Group 05-0-D,** **Parcel 001.00 CO**

THIS INSTRUMENT, made and entered into this 27th day of April, 2017, by and between **RUNION PROPERTIES, LLC, A TENNESSEE, LIMITED LIABILITY COMPNAY** *("Grantors")* and **JEFFREY EUGENE RUNION** *("Grantee(s)")*;

FOR AND IN CONSIDERATION of One Dollar and 00/100 ($1.00), the receipt of which is hereby acknowledged, the undersigned **RUNION PROPERTIES, LLC**, Grantors, conveys and quitclaims their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Unit A 401, Together with carport designated No. A401-C on the Plan of Amended Plat Buildings A,K,N,R,U,W,X,Y and z, Phase one, Section Four River Plantation Condominium Apartments of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four) a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and further amended in Instrument No. 20050128-0010626 and Instrument No 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Madge Runion Trust, Madge Runion as the Trustee, with full power to Mortgage, sell, transfer, and convey without the joinder of any beneficiary, by Warranty Deed, from Mae Young, Unmarried, of record in Instrument No. 20080624-0064951, Dated June 23, 2008, Register's Office for Davidson County, Tennessee.

Being the same property Conveyed to Runion Properties, LLC, a Tennessee limited liability company by Warranty Deed, from Madge Runion Trust, of record Instrument No. 20120411-0030949, Dated April 11, 2012.

Easement to Harpeth Valley Utility District of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

Master Deed of Record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Registers Office for Davidson County, Tennessee.
By Laws of record in Book 4892, page 456, and amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions, and Restrictions/Master Deed.
Subject to HOA dues – if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 900 Todd Preis Drive, Nashville, TN 37221.

And now, **RUNION PROPERTIES, LLC,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* its property interest into **JEFFREY EUGENE RUNION.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **RUNION PROPERTIES, LLC**, has hereunto set his hand on this the 27th day of April 2017.

Runion Properties, LLC
RUNION PROPERTIES, LLC
Jeffrey E. Runion, President

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 **RUNION PROPERTIES, LLC,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of April 2017.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Jeffrey Eugene Runion
Affiant/Grantee: JEFFREY EUGENE RUNION

Subscribed and sworn to before me this 27th day of April, 2017.

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NOTARY PUBLIC

My Commission Expires: 3-8-2021