THIS INSTRUMENT PREPARED BY:
A. Michelle Poss, Attorney at Law
95 White Bridge Pike
Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:

Karen Denise Berglund
P.O. Box 93
Eagleville, TN 37060

Kristie Renee Ryan
761 Sunnybrook Court
Brentwood, TN 37027

SEND TAX NOTICES:

Karen Denise Berglund
P.O. Box 93
Eagleville, TN 37060

MAP-PARCEL# 107 14 OA 054 00

BILL GARRETT, Davidson County
Trans:T20170061711 DEEDQC
Recvd: 07/19/17 11:28 5 pgs
Fees:27.00 Taxes:0.00
20170719-0072745

QUIT CLAM DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, WE, James W. Gillespie and Sandra Prichard Gillespie, have this day bargained and sold and by these presents do hereby transfer and convey unto, Karen Denise Berglund and Kristie Renee Ryan, their successors and assigns, all of the right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" is made subject to the exceptions and other matters set forth in "Exhibit B:, which is attached hereto and incorporated herein by reference.

This is improved property known as 1228 Massman Drive, Nashville, Tennessee 37217.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

We convey only, as fully and completely as We could or should do, but not further otherwise and We are not personally bound upon any of the covenants or warranties contained herein. We make no representation as to the correctness of this as it is from the information provided.

WITNESS OUR HANDS this 19 day of July, 2017.

James W. Gillespie
JAMES W. GILLESPIE

Sandra Prichard Gillespie
SANDRA PRICHARD GILLESPIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, James W. Gillespie, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 19 day of July, 2017.

NOTARY PUBLIC

ROBERT MULLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-10-2019

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, Sandra Prichard Gillespie, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 19 day of July, 2017.

NOTARY PUBLIC

ROBERT MULLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-10-2019

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Ann W. Gillespie Sandra Pritchard

Affiant

Subscribed and sworn to before me this 19 *day of* July *2017.*

Robert A. Gillespie

notary public

ROBERT A. MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-10-2019

EXHIBIT 'A'

A CERTAIN CONDOMINIUM apartment in Davidson County, Tennessee, being Unit No. 54 on the Plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee and to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to James W. Gillespie and Sandra Prichard Gillespie, by Warranty Deed dated April 23, 2004 and filed for record May 3, 2004, Instrument Number 20040503-0050109, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to Walter H. Carter, Trustee, of the 1228 Massman Drive Trust UTA dated June 4, 1999, by Warranty Deed dated June 18, 1999, from Janie Dowdy, unmarried, and filed for record June 23, 1999, in Book 11540, page 10, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All matters as set forth on the Plan of record in Plat Book 6250, page 50, said Register's Office, including any and all setback lines, easement, notes, restrictions, etc. as may be shown thereon.

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act as set for in T.C.A. 66-27-101. et. seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as my be set forth in the Master Deed and teh By-laws of Copperfield Terrace Condominiums appended thereto, of record in Book 6326, page 790, Register's Office for DAVIDSOn County, Tennessee.

4. Articles of Incorporation for Copperfield Terrace Homeowners Association, of record in Book 7200, page 824, said Register's Office.

5. Articles of Amendment for Copperfield Terrace Homeowners Association limiting personal liability of directors, of record in Book 7500, page 941, said Register's Office.

6. Articles of Amendment of corporate charter of Copperfield Terrace Homeowners Association, of record in Book 7872, page 33, said Register's Office.