THIS INSTRUMENT PREPARED BY: Cole, Loney & Cox, PLLC 1705 Ashley Circle Bowling Green, KY 42104 (270) 282-4976 Joseph Ryan Loney, Attorney	COMMONWEALTH OF) KENTUCKY)ss COUNTY OF WARREN) The actual consideration or value, whichever is greater, for this transfer is $0.00 Joseph Ryan Loney, Attorney Subscribed and sworn to before me, this 26th day of July, 2017. Notary Public My commission expires: 3/31/2020

BILL GARRETT, Davidson County
Trans: T20170062727 DEEDQC
Recvd: 07/21/17 13:26 3 pgs
Fees: 17.00 Taxes: 0.00
20170721-0074027

Rachel Perry
NOTARY PUBLIC
Kentucky, State at Large

Quitclaim Deed

Address New Owner: **JT Real Estate, LLC** c/o Christopher Gerbig 206 Grand Teton Way Bowling Green, KY 42104	Send Tax Bills To: **JT Real Estate, LLC** c/o Christopher Gerbig 206 Grand Teton Way Bowling Green, KY 42104	Tax Information: Tax Parcel ID No. **1051-4-A-7.00CO**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and to effect the terms of the operating agreement of JT Real Estate, LLC, a Kentucky limited liability company, the Grantor, **Chris Gerbig and Tori Gerbig, husband and wife,** does hereby transfer, convey, remise, release and forever quit claim to the said Grantee **JT Real Estate, LLC, a Kentucky limited liability company,** its successors and assigns, in fee simple, all that certain real property located in Davidson County, Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Unit 3 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115642, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Christopher Gerbig and Tori Gerbig, husband and wife, from Archer Development, LLC, a Tennessee limited liability company, by Warranty Deed dated February 16, 2017, and recorded as Instrument Number 20161129-0124882, in the office of the Davidson County Register of Deeds.

This conveyance is subject to:

- Subject to all matters shown on the plan of edgeVue Subdivision of record in Instrument No. 20150818-0082778, in the Office of the Davidson County Register of Deeds.
- Subject to all matters on the Plan of DT Overton's Addition of record in Plat Book 21, Page 88, in the Office of the Davidson County Register of Deeds.
- Subject to all matters shown on the Plan of Edgehill Estates, Section One Hundred Twenty-Eight of record in Plat Book 5190, Page 266, in the Office of the Davidson County Register of Deeds.
- Consent to Final Subdivision of plat of edgeVue of record in Instrument No. 20161222-0134696, in the Office of the Davidson County Register of Deeds.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants and Restrictions for Archer at 12th Homes, recorded in Instrument No. 20160908-0094811.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument Nos. 20140415-0031255, 20150717-0070114, and 20150717-0070159, Amended in 20161102-0115692, in the Office of the Davidson County Register of Deeds.
- Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, in the Office of the Davidson County Register of Deeds.
- Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, in the Office of the Davidson County Register of Deeds.
- Easement for Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, in the Office of the Davidson County Register of Deeds.
- Any and all existing easements and restrictions as shown of record, not stated herein.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

This is improved property located at **1105 Archer Street, Nashville, Tennessee 37203**.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2017.

Chris Gerbig

Tori Gerbig

COMMONWEALTH OF)
KENTUCKY)ss
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Gerbig and Tori Gerbig, husband and wife, with whom I am personally acquainted or proven to be, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public
My Commission expires: 1/23/2018