Davidson County DEEDQC
Recvd: 08/14/17 15:01 4 pgs
Fees:22.00 Taxes:0.00
20170814-0083292

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
MCKENZIE LAIRD, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2017.

Notary Public
My Commission Expires: 1-8-20

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Howell Park Partners, LLC P.O. Box 24512 Nashville, TN 37202	New Owner	093-10-0A-455.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **William C. Allen**, owning a 14.60% undivided interest ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Howell Park Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's rights, title and interest in certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This is improved property located at 455 2nd Ave South, Nashville TN 37201-2318.

* * *

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

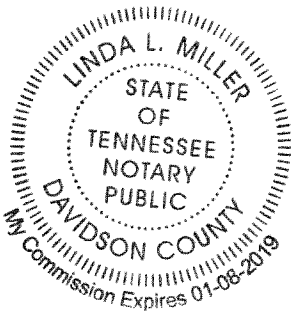
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 7th day of August, 2017.

William C. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **William C. Allen**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2017.

Notary Public
My Commission Expires: 05/05/20

Cynthia Copeland
State of Tennessee Notary Public
Davidson County

EXHIBIT A

Legal Description

455 2nd Avenue South, Nashville, TN 37201

Land in Davidson County, Tennessee, being Unit No. 455 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a Plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Howell Park Partners, LLC, a Tennessee limited liability company, owning an 85.40% undivided interest, and William C. Allen, owning a 14.60% undivided interest, as tenants in common, by Warranty Deed from Sheryl Staudacher, an unmarried woman, dated July 31, 2017, of record in Instrument No. 20170801-0077697, Register's Office for Davidson County, Tennessee.