Bill Garrett Davidson County
Batch# 16018 DEEDQC
10/20/2017 09:33:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171020-0107503

THIS INSTRUMENT PREPARED BY:
RICHARD W. GABRIEL
HENRY, MCCORD, BEAN, MILLER, GABRIEL & LaBAR, P.L.LC.
300 N. JACKSON STREET
TULLAHOMA, TN 37388

TAX RESPONSIBILITY:
Busch H. Thoma, II

OWNER: and tax bills
Busch H. Thoma, II
2202 Schriber St.
Austin, TX 78704

MAP-PARCEL NUMBERS
082130G20700CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, JACK E. THOMA, hereby release, quitclaim and convey unto BUSCH H. THOMA, II, his heirs and assigns, a one-half (1/2) undivided interest, in and to the following tract or parcel of land located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 207, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, 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 Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jack E. Thoma by deed of record in Instrument No. 20130709-0070939, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harrison Square Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

This deed prepared without the benefit of a title examination or survey, using the information provided by the Grantor and Grantee.

WITNESS MY HAND this 18 day of October, ~~2015~~. 2017

JACK E. THOMA

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jack E. Thoma, with whom I am personally acquainted or who proved upon satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal this 18 day of October, ~~2015~~. 2017

NOTARY PUBLIC
My Commission Expires: 11-17-2020

I, or We, hereby swear or affirm that the actual consideration for this transfer is $ 1.00.

Affiant

Subscribed and sworn to before me this
the 18th day of October, ~~2015~~. 2017

Notary Public
My Commission Expires: 11-17-2020

HOLLI LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON STREET
TULLAHOMA, TENNESSEE