Bill Garrett Davidson County
Batch# 16808 DEEDQC
10/23/2017 12:52:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171023-0108367

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Rd.** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. Kristin J. Tant Affiant Subscribed and sworn to before me, this 28th day of September, 2017. Diane Jaynes Notary Public My Commission Expires: DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
The 1011 Battery Lane Trust 9540 Sanctuary Place Brentwood, Tennessee 37027	SAME	131 12 0S 001.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kristin J. Tant, Trustee of The HMT Trust U/A/D February 6, 2013** (the "Grantor") hereby remises, releases and quitclaims unto **Kristin J. Tant, Trustee of The 1011 Battery Lane Trust dated February 6, 2013** (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title and interest in and to the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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

WITNESS my hand this 28 day of September, 2017.

Kristin J. Tant, Trustee

Kristin J. Tant, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin J. Tant, Trustee, with whom I am personally acquainted, and who acknowledged that the undersigned executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2017.

My Commission Expires: DIANNE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

Dianne Jaynes
Notary Public

EXHIBIT A

Legal Description

Davidson County
131 12 0S 001.00 CO

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140520-0043290, Register's Office for said County, Tennessee, 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 of 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140520-0043290, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Kristin J. Tant, Trustee of the HMT Trust U/A/D February 6, 2013, by deed from Allan Robert Sharp, Jr. and wife, Yvonne R. Sharp, of record as Instrument No. 20140515-0041996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2017 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20140520-0043290, Register's Office for Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140520-0043290, Register's Office for Davidson County, Tennessee; and (d) Charter of record in Instrument No. 20140520-0043289, Register's Office for Davidson County, Tennessee.

This is improved property known as 1011 A Battery Lane, Nashville, Tennessee 37220.