QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 20031 DEEDQC
11/01/2017 11:09:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171101-0111921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF October, 2017

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KTB Properties LLC (NAME)	**Same** (NAME)	
3438 B Stokesmont Rd (ADDRESS)	(ADDRESS)	**117110J21100CO**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KAREN S. BLALOCK, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **KTB PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit 211, together with Garage Unit No. C-5, The Hillmont Condominiums, as established under Master Deed of record in Instrument No. 20040209-0015685, re-recorded at Instrument No. 20040212-0017074, amended at Instrument No. 20050404-0036415, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUM of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument No. 20050404-0036415.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.

Grant of Easment as set forth in instrument recorded in Instrument No. 20110930-0075711.

BEING THE SAME PROPERTY CONVEYED TO KAREN S. BLALOCK BY WARRANTY DEED FROM RODNEY LEN MOORE AND WIFE, RHONDA MOORE, OF RECORD IN INSTRUMENT NUMBER 20170808-0080996, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 1ST DAY OF AUGUST, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved** property known as: **2025 Woodmont Blvd #211 Nashville, TN 37215-1564**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 30 day of Oct., 2017.

Karen S. Blalock
Karen S. Blalock

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen S. Blalock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of Oct., 2017.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212