Bill Garrett Davidson County
Batch# 22102 DEEDQC
11/03/2017 02:21:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171103-0113245

QUITCLAIM DEED

MAIL RECORDED DEED TO:

RE JEANA COLEMAN
906 SANDWEDGE COURT
BOWLING GREEN, KY 42103

OWNER (SEND TAX BILLS TO):

RE JEANA COLEMAN
906 SANDWEDGE COURT
BOWLING GREEN, KY 42103

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TONI D. COLEMAN, a married woman who acquired title as unmarried (herein, "Grantor"), whose address is 5414 Viking Way, Unit 102, Louisville, KS 40272, hereby bargains, sells, remises, releases, quit claims and conveys to RE JEANA COLEMAN, a married woman (herein, "Grantee"), whose address is 906 Sandwedge Court, Bowling Green, KY 42103, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 162 4th Avenue North, Unit 306, Nashville, TN 37219

WITNESS my hand and seal this 2nd day of November, 2017.

PIN NO: 093061F30600CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Toni D. Coleman

STATE OF KY
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Toni D. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of November, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4.4.2019

GLADYS E. BARRICKMAN
Notary Public
Kentucky - State at Large
My Commission Expires Apr 4, 2019

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF KY
COUNTY OF Jefferson

The actual consideration for this transfer is $ -0-.

GRANTEE

Grantee signature Re Jeana Coleman
Re Jeana Coleman

Subscribed and sworn to under oath before me, this 2nd day of November, 2017.

[Affix Notary Seal]

Gladys E Barrickman
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4.4.2019

GLADYS E. BARRICKMAN
Notary Public
Kentucky - State at Large
My Commission Expires Apr 4, 2019

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit: Real property located in Davidson County, Tennessee, being Unit RU-306, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20051013-0123722, amended in Instrument No. 20060302-0024168 and Instrument No. 20061030-0134166, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Ambrose Associates, a Tennessee general partnership, by Quitclaim Deed dated October 10, 2005, from Metropolitan Development and Housing Agency, of record in Instrument No. 20051013-0123721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Easements, rights and interests 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 buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ambrose Condominium of record in Instrument No. 20051013-0123722, amended in Instrument No. 20060302-0024168 and in Instrument No. 20061030-0134166; Restrictions set forth in the Capital Mall Redevelopment Plan, last revised by recorded instrument number 20050124-0008719, Register's Office for Davidson County, Tennessee; Alley No. 17 along the northern side of the Building in which the above described Unit is located is subject to that certain Metropolitan Government of Nashville and Davidson County Bill No. 089-643, as amended on January 17, 1989, which ordinance requires the approval by certain utility companies and agencies of the Metropolitan Government of Nashville and Davidson County of any construction over, above or under said Alley No. 17; Glass enclosed sky garden at the rear of the Building in which the above described Unit is located encroaches approximately four (4) feet over Alley No. 10 (Printers Alley), and is subject to that certain Metropolitan Government of Nashville and Davidson County Bill No. 78-1095; Settlement Agreement and Covenants of record in Book 6594, page 256; Restrictive Covenants of record in Book 9208, page 613, amended in Instrument No. 20020626-0076795; and restrictions, stipulations and covenants contained in the Tennessee Conservation Easement of record in Instrument No. 20061030-0134167, said Register's Office.

This conveyance is further subject to the terms and covenants contained in the Quitclaim Deed (the "Quitclaim Deed") from Metropolitan Development and Housing Agency ("MDHA") to Grantor of record in Instrument No. 20051013-0123721, said Register's Office. By acceptance of this Deed the Grantee herein confirms their agreement not to contest or permit others to contest any prior tax assessment or imposition related to the above described Property at or below the minimum amount required to enable MDHA to meet its tax increment obligations, and that Grantee shall not initiate or permit others to initiate any contest of any future assessment or imposition unless Grantee first sets forth to MDHA the basis of any proposed contest and Grantee's proposed valuation of the Property demonstrating that the proposed valuation shall not impair MDHA's ability to meet the tax increment obligations for the Property and Grantee has obtained MDHA's approval in writing, said approval being subject to MDHA's sole and absolute discretion, all as further described in the aforementioned Quitclaim Deed.

The said Grantee, its heirs, successors and assigns, takes title to the Property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land, but which shall terminate and be of no further force and effect five (5) years from the date of this Instrument: the Property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the Property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD, and if rented, the Property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the HUD, as adjusted annually by HUD. The Property is subject to the Affordable Restrictions as provided in the Master Deed of record in Instrument No. 20051013-01237222, amended in Instrument No. 20060302-0024168 and in Instrument No. 20061030-0134166 Register of Deeds, Davidson County, Tennessee. This is improved property known as 162 4th Avenue North, Unit RU-306, Nashville, Tennessee, 37219.

The unit is conveyed together with an undivided percentage interest in the common areas and facilities of the condominium as set forth in the Declaration of Condominium or Master Deed.

17-93909 (djr)

EXHIBIT A CONTINUED

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument Number 20070509-0055775 on May 9, 2007.

PIN NO: 093061F30600CO

STREET ADDRESS: 162 4th Avenue North, Unit 306, Nashville, TN 37219

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Stephanie Fitzmorris, 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.

Signature
Stephanie Fitzmorris

State of RI

County of Providence

Personally appeared before me, Lauren Young, a notary public for this county and state, Stephanie Fitzmorris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Lauren Young

My Commission Expires: 4/30/18
Notary' Seal (if on paper)

LAUREN YOUNG
Notary Public-State of Rhode Island
My Commission Expires
April 30, 2018