Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information supplied by the parties

Bill Garrett Davidson County
Batch# 24556 DEEDQC
11/09/2017 03:14:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171109-0115736

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:
Linda P. Harrigan
131 Hicks Road
Nashville, TN 37221

Send Tax Bills To:
Same

Map and Parcel No.
142-15-0-C-131.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Linda P. Harrigan** ("Grantor") hereby quitclaims, conveys and transfers unto **Warren V. Elliott** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, reserving a life estate and a general power of appointment to herself in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property to any person, including herself, without the permission of the Grantee. The general power of appointment shall terminate upon the death of the Grantor.

Land in Davidson County, Tennessee, being Unit #131, on the Plan of Breckenridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6808, page 45, and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Breckenridge Condominiums as set forth in Exhibit "B" of the Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to **Linda P. Harrigan and Charles T. Harrigan, wife and husband,** by Warranty Deed, from **Sherri S. Sigler n/k/a Sherri S. Carpenter, unmarried,** dated October 15, 2004, of record in Instrument No. 20041027-0129218, Register's Office for Davidson County, Tennessee. **Charles T. Harrigan** died on October 13, 2011 resulting in title vesting by operation of law in **Linda P. Harrigan** as surviving Tenant by Entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Master Deed Book 6808, Page 45, and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee.
HOA Charter contained in an instrument of record in Book 6870, Page 628, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10160, Page 83, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6409, Page 354, Register's Office for Davidson Count, Tennessee.

Agreement pertaining to Water Right of record in Book 2746, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property known as: **131 Hicks Road, Nashville, TN 37221.**

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 3 day of November, ~~2016.~~ 2017

Linda P. Harrigan

Linda P. Harrigan

STATE OF TENNESSEE
COUNTY OF Davidson

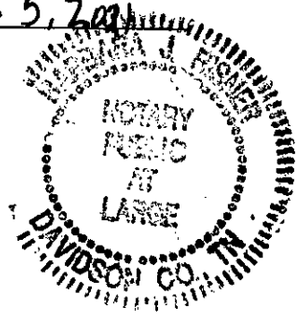
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda P. Harrigan** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, ~~2016.~~ 2017

Barbara J. Risner

Notary Public

My Commission Expires:
July 5, 2021



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Linda P. Hannigan
Affiant

Sworn to and subscribed to before me, this the 3 day of November, ~~2016.~~ 2017

Barbara J Fisher
Notary Public

My Commission Expires:
July 5, 2021

BARBARA J FISHER
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN