Prepared by and return to:
Wiseman BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

Map & Parcel 104 02 3D 301.00

Bill Garrett Davidson County
Batch# 28296 DEEDQC
11/20/2017 02:56:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171120-0119096

QUIT CLAIM DEED

Property Address & New Owner:
JOHN CHRISTIAN TAYLOR
3210 West End Circle, Unit 301
Nashville, TN 37203

Mail Tax Statement to:
John Christian Taylor
437 Chickasaw Trail
Goodlettsville, TN 37072

The GRANTOR, JOHN CHRISTIAN TAYLOR and MARY ELIZABETH ERGEN, TRUSTEES OF THE TAYLOR-ERGEN REVOCABLE LIVING TRUST, dated October 17, 2012, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby convey and quit claim all its right, title and interest in the below-described property to:

JOHN CHRISTIAN TAYLOR

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 301 on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit "F" of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to JOHN CHRISTIAN TAYLOR and MARY ELIZABETH ERGEN, TRUSTEES OF THE TAYLOR-ERGEN REVOCABLE LIVING TRUST, dated October 17, 2012, by Warranty Deed of record as Instrument No. 20161221-0133885, in the Register's Office of Davidson County, Tennessee.

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.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20091214-0113711, Termination of Declarant's Rights of record in Instrument No. ~~20010603~~ 20110603-0042602, in said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070510-0056063, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070522-0060781, said Register's Office.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 14th day of November, 2017, by the undersigned.

ERGEN-TAYLOR REVOCABLE LIVING TRUST

JOHN CHRISTIAN TAYLOR, Trustee

MARY ELIZABETH ERGEN, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JOHN CHRISTIAN TAYLOR and MARY ELIZABETH ERGEN, Trustees of the TAYLOR-ERGEN REVOCABLE LIVING TRUST, dated October 17, 2012,** to me known to be the Trustees described in and who executed the foregoing instrument, and acknowledged that the Trustees executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 14th day of November, 2017.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(4).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 14th day of November, 2017.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 3-7-2021