Bill Garrett Davidson County
Batch# 37340 DEEDQC
12/15/2017 11:09:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171215-0127938

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Susan W. Simons, Affiant Subscribed and sworn to before me, this 4th day of December, 2017. Notary Public My Commission Expires: 01/09/2018.

JACQUELINE RAE DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Susan W. Simons, et al. 3737 West End Avenue, Unit 102 Nashville, Tennessee 37205	SAME	104 09 0J 102.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W. Lucas Simons and Susan W. Simons, as Trustees of the Susan W. Simons Living Trust dated June 18, 2004** (the "Grantors") hereby remise, release and quitclaim unto **Susan W. Simons** (the "Grantee"), and to the Grantee's heirs and assigns, all of the Grantors' right, title and interest, consisting of an undivided one-half (50%) tenant-in-common interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 4th day of December, 2017.

W. Lucas Simons, Trustee

Susan W. Simons, Trustee

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 W. Lucas Simons and Susan W. Simons, Trustees, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of December, 2017.

My Commission Expires: 01/09/2018

Notary Public

JACQUELINE RAE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

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

Being Unit No. 102 of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123) and the provisions of the Master Deed for the Westbury Condominiums of record in Book 6819, Page 210, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office, and as amended by Second Amendment to Master Deed of record in Book 6958, Page 220, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Together with the undivided percentage interest in the common elements (as defined in the Master Deed) appertaining to said Unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No.(s) 25, 29 & 30 and Reserved Space No.(s) S-6, S-7, which are hereby allocated to the aforesaid unit as an inseparable appurtenance and interest as provided in the Master Deed.

Being the same property conveyed to W. Lucas Simons and Susan W. Simons, as Trustees of the Susan W. Simons Living Trust dated June 18, 2004 and Susan W. Simons and W. Lucas Simons, as Trustees of the W. Lucas Simons Living Trust dated June 18, 2004, as tenants in common, by deed from Nan Nelson Parrish, of record as Instrument No. 20151223-0128974, Register's Office for 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILTON CONDOMINIUMS, as recorded in Plat Book 6050, Page(s) 116.

Charter of Westbury Condominium Association recorded in Book 6819, Page 862, amended in Book 7970, Page 553.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WILTON CONDOMINIUMS of record in Book 6819, Page 210, as amended by instrument(s) of record in Book 6886, Page 662, Book 6958, Page 220, Instrument Nos. 20000606-0055942 and 20140717-0063499; also subject to 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 building thereon.

This is improved property known as 3737 West End Avenue, Unit 102, Nashville, Tennessee 37205.