This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

Bill Garrett Davidson County
Batch# 39080 DEEDQC
12/19/2017 09:18:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171219-0129012

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
NANCY DANKO, TRUSTEE NANCY DANKO LIVING TRUST DATED ON NOVEMBER 28, 1997 AND RESTATED ON DECEMBER 14, 2017 401 Village Hall Place Nashville, Tennessee 37215	SAME	131 02 0M 018.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(4)).

NANCY DANKO

Sworn to and subscribed before me this 14th day of December, 2017.

Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, NANCY DANKO, have this date bargained and sold, and do hereby release, quitclaim, transfer and convey unto NANCY DANKO, TRUSTEE OF NANCY DANKO LIVING TRUST, dated November 28, 1997 and Restated on December 14, 2017 and any amendments thereto, all of our right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Being the same property conveyed to Lawrence M. Danko and Nancy Danko, husband and wife, tenancy by the entireties, from Virginia R. Wilkins, married, by warranty deed recorded in Deed Instrument 20160819-0087125 in the Register's Office of Davidson County, Tennessee.

Lawrence M. Danko died on April 6, 2017. By operation of law, tenancy by the entirety terminated at the moment of death, vesting title solely in the name of Nancy Danko.

Any and all further limitations, restrictions, easements, rights-of-way and encumbrances that may affect the premises.

The legal description is the same as that of the prior recorded deed.

This is improved property known as: 401 Village Hall Place, Nashville, Tennessee 37215.

WITNESS OUR HANDS this 14th day of December 2017.

Nancy Danko
NANCY DANKO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY DANKO, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14th day of December, 2017.

Ashley B. Lawson
NOTARY PUBLIC

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

EXHIBIT A

A Condominium Apartment in Davidson County Tennessee, being Unit No. 2158 of Village Hall (also known as 401 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650 amended in Instrument No. 20060601-0064170, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Virginia R. Wilkins by Warranty Deed from Haury and Smith Contractors, Inc., dated July 1, 2009 and recorded on July 6, 2009 of record in Instrument No. 20090706-0062618, Register's Office for Davidson County, Tennessee.

Percy Wilkins, Jr., joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Boundary Plat of Village Hall of record in Instrument No. 20041001-0118509, said Register's Office. A 30 X 40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office. Possible burial vault in a pile of dressed stones at the northerly portion of said lot. Stormwater Detention Agreement of record in Instrument No. 20040720-0086493, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, amendment to By Laws in Instrument No. 2013042-0039977, Instrument No. 20131204-0123748, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.