**This Instrument Was Prepared By:**
**David Bate Parsons**
**Attorney at Law**
**323 Union Street, Suite 300**
**Nashville, TN 37201**

Bill Garrett Davidson County
Batch# 50698 DEEDQC
01/24/2018 09:41:51 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180124-0007217

**Address New Owner And Send Tax Bills To:**

David L. Eagan, Jr.
2116 Hartland Road
Franklin, TN 37069

**Map And Parcel Number:**
**116 03 0B 103.00**

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## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of love and affection, and for no monetary consideration, we, **Janice T. Eagan** and **James Richard Thurston** ("the grantors"), by these presents do quitclaim and convey unto **David L. Eagan, Jr.** ("the grantee"), his heirs and assigns, all our interest in and to a certain interest in land situated in Davidson County, Tennessee, and described in Exhibit A that is attached hereto and made a part hereof by this reference.

The interest in said real property that is described herein is, in all events, conveyed subject to such limitations, restrictions and encumbrances as may affect the premises; including, but not limited to, those limitations, restrictions and encumbrances which are set forth in the attached Exhibit A.

**IN WITNESS WHEREOF,** this instrument has been executed on this 17th day of January, 2018.

**[Signatures Appear On The Following Pages]**

**Grantor:**

**Janice T. Eagan**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDON )

Personally appeared before me, **David Bate Parsons**, the undersigned, a Notary Public in and for said State and County, the within named **Janice T. Eagan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and notarial seal at Nashville, Tennessee, this 15th day of January, 2018.

DAVID BATE PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

**Notary Public For The State Of Tennessee**

My Commission Expires: May 22, 2018

**Grantor:**

x _____
**James Richard Thurston**

STATE OF TENNESSEE )
)
COUNTY OF SHELBY )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **James Richard Thurston**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and notarial seal at x Memphis, Tennessee, this x 17 day of January, 2018.

x _____
**Notary Public For The State Of Tennessee**

My Commission Expires: x 1/20/20

RACHAEL SCHOENFIELD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 1-20-2020

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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

X _____
**Janice T. Eagan**

Subscribed and sworn to before me this 15th day of January, 2018.

_____
**Notary Public For The State Of Tennessee**

My Commission Expires: May 22, 2018

# EXHIBIT A

## PROPERTY DESCRIPTION

A certain interest in land in Davidson County, State of Tennessee, and described as follows:

Being Unit Number 103 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, Page 972, *et seq.*, in said Register's Office. Said Unit is also known as Apartment 103.

Being the same property conveyed to M. Ruth Thurston, unmarried, by warranty deed from Royal Oaks Limited Partnership, an Illinois limited partnership, acting by and through its general partner, Harding Drive, Inc., which warranty deed is of record in Book 5376, Page 347, in said Register's Office.

M. Ruth Thurston died intestate and unmarried on October 28, 2017, a resident of Davidson County, Tennessee. She was survived by her only two children, Janice T. Eagan and James Richard Thurston, both of whom are adults and in whom the title to the foregoing described property vested as equal tenants in common. There was no will and there has been no formal administration of M. Ruth Thurston's estate. The foregoing is set forth in that certain affidavit of heirship of record as Instrument Number 20180124-0007216, Register's Office of Davidson County, Tennessee.

The grantee agrees to be bound by the terms, covenants and restrictions set forth in Master Deed for 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 972, and its attendant By-Laws of record in Book 5282, Page 972, respectively, in said Register's Office.

The grantors do hereby transfer unto grantee all fixtures and appliances which may be owned by the grantors and located in the said Unit.

This conveyance is, *inter alia*, subject to the following:

**1.** 2018 taxes.

**2.** The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

**3.** Easements and other rights as contained in deed from Kelly Prim, Trustee, *et al*, to Ervin M. Entrekin, Trustee, of record in Book 5144, Page 244, in said Register's Office.

**4.** Easements and reservations contained in the deed from Royal Oaks Associates, Inc., to Alfred Shepard, Trustee, of record in Book 4744, Page 370, in said Register's Office, as modified by an agreement of record in Book 4978, Page 524, in said Register's Office. The above being modified by an agreement of record in Book 4978, Page 524, in said Register's Office.

**5.** Easement reservation in instrument from Presbyterian Apartments, Inc., to Royal Oaks Properties, Inc., of record in Book 3165, Page 607, in said Register's Office.

**6.** Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, Page 188, in said Register's Office.

**7.** Easement for sanitary sewers and, or, storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4835, Page 964, in said Register's Office.

**8.** The record plan shows an Owner's Certificate, certain easements and setback lines.

**9.** An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway," conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, Page 986, in said Register's Office.

**10.** An easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited.

**11.** A deed of trust in favor of SunTrust Bank, lender, of record in Instrument 20020225-0023906 in said Register's Office; and which deed of trust was subsequently assigned to SunTrust Mortgage, Inc., by an assignment of deed of trust from SunTrust Bank of record in Instrument 20020225-0023907 in said Register's Office.

**12.** A deed of trust in favor of Regions Bank, lender, of record in Instrument 20131107-0115605 in said Register's Office.

This is improved property that is known as 4505 Harding Road, Unit 103, Nashville, Tennessee 37205.