Bill Garrett Davidson County
Batch# 54178 DEEDQC
02/02/2018 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180202-0010833

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $ 0 Affiant SUBSCRIBED AND SWORN BEFORE ME THIS 2 DAY OF FEB, 2018. Notary Public My Commission Expires:

This Instrument Prepared By:
Grover Christopher Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS
Smashville, LLC	**Smashville, LLC**	**104-16-0-358.00**
(NAME) **1015 Carriage Hill Drive**	(NAME) **1015 Carriage Hill Drive**	
(ADDRESS) **Hendersonville, TN 37075**	(ADDRESS) **Hendersonville, TN 37075**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Christopher E Schneider and Allan C Roman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

quitclaim to **Smashville, LLC** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, having an address of 2216 Belmont Blvd #B, Nashville, Tennessee 37212, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit B, together with the common areas, of 2216 Belmont Homes, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for 2216 Belmont Homes, a Horizontal Property Regime with Private Elements (the "Declaration") of record in Instrument No. 20160829-0089813, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof; said Units being depicted in said Declaration.

Together with an undivided percentage interest in the Common Elements belonging to and appertaining to said Unit as defined and set forth in said Declaration and including voting percentages set forth therein.

And together with the Limited Common Elements serving exclusively said Unit as an inseparable appurtenance thereto as defined and set forth in said Declaration.

Being the same property conveyed to Christopher E. Schneider and Allan C. Roman by Special Warranty deed from Belmont Court, LLC, a Tennessee limited liability company, dated December 19, 2017, and of record in Instrument No. 20171219-0129221 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 2216 Belmont Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160829-0089813, as amended in Instrument No. 20171128-0121411, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 421, Page 34, in the Register's Office of Davidson County, Tennessee.

The Legal description is the same as in the previous deeds of record

This is improved property located at: 2216 Belmont Blvd #B, Nashville, Tennessee 37212.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this 2 day of FEB, 2018.

GRANTOR:

Christopher E. Schneider

Allan C. Roman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Christopher E. Schneider and Allan C. Roman**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 2 day of FEB, 2018.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

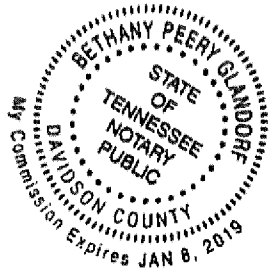
NOTARY PUBLIC

My Commission expires:

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature



State of Tennessee

County of Davidson

Personally appeared before me, Bethany Glandorf a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/08/2019
Notary's Seal (if on paper)