Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Patrick Hardie and Leigh Ann Hardie **6401 Fischer Court** **Brentwood, TN 37027**	**Map/Parcel** **127 16 0A 004.00**	**Patrick Hardie and Leigh Ann Hardie** **6401 Fischer Court** **Brentwood, TN 37027**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **PATRICK HARDIE** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **PATRICK HARDIE AND LEIGH ANN HARDIE, as tenants by the entireties** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as 913 Harpeth Valley Place, Nashville, Tennessee 37221.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

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

MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public

My Commission Expires: 1/6/20

Bill Garrett Davidson County
Batch# 60359 DEEDQC
02/20/2018 01:04:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180220-0015981

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 29th day of December, 2017.

PATRICK HARDIE

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 **PATRICK HARDIE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 29th day of December, 2017.

Sarah Mosley
Notary Public

My Commission Expires: March 24, 2020

SARAH MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 4A on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instrument Number 200003240029968, and by Supplement and Amendment to the Master Deed of record in Instrument Number 200007100067784, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Patrick Hardie by Deed from French River Development Company, L.L.C., a Tennessee limited liability company, of record as Instrument Number 20001109-0111745, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 and upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By Laws establishing a Horizontal Property Regime of Harpeth Valley Office Park Condominiums, of record as aforementioned, said Register's Office; and Declaration of Covenants, Conditions, and Restrictions of Harpeth Valley Office Park, of record in Book 11651, Page 501, said Register's Office; easements and setback lines as set forth on the above plan of record.