Bill Garrett Davidson County
Batch# 63923 DEEDQC
03/01/2018 10:18:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180301-0019167

PREPARED BY/RETURN TO:
M. Todd Jackson
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Utah Holdings, LLC PO Box 90391 Nashville, TN 37209	New Owner

PARCEL 037.00 MAP 086-03-A

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, JAMES K. LOFTIS and wife JENNIFER E. LOFTIS by these present quitclaim and convey unto Utah Holdings, LLC, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 37 on the Plan of Summit Run, Phase Two, of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James K. Loftis and Jennifer E. Loftis by Warranty Deed, dated July 30, 2014, recorded July 31, 2014, from Ruth Wall, of record in Instrument No. 20140731-0068312, Register's Office for Davidson County, Tennessee.

This is the same description as on the previous deed of record.

All matters as shown on plat of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10326, page 683, and Book 10378, page 251, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7325, page 994 and in Book 10693, page 703, Register's Office for Davidson County, Tennessee.

All matters as shown on plats of record in Book 5200, page 776 and Book 8250, page 524, as corrected in Book 10021, page 425, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This is improved property known as 305 Hunters Path Court, Hermitage, Tennessee 37076.

WITNESS MY HAND on this the 28 day of February 2018.

James K. Loftis

Jennifer E. Loftis

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, James K. Loftis and Jennifer E. Loftis, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28 day of February 2018.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28 day of February 2018.

Julie A. Davis
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 28 day of February 2018.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019