Bill Garrett
Batch# 66244
03/07/2018 11:57:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20180307-0021540

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search as performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSO The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 9th day of January 2018. _____ Notary Public My Commission Expires: _____ J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Allen Ross McKinney 5003 Indiana Avenue, Unit C Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091110F00600CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ben A. McKinney and wife, Beverly K. Mckinney** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Allen Ross McKinney, an unmarried man and Emily Sullivan, an unmarried woman,** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit F of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 5003 Indiana Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Nashville Development Group, LLC. by Quitclaim Deed from Cole Goodrum, Williams Sneed Jr., Adam Sneed and Davidson Hofstetter,

of record in Instrument No. 20150402-0029159, Registers Office for Davidson County, Tennessee, dated April 2, 2015 and recorded on April 2, 2015.

Being the same property conveyed to Allen Ross McKinney, an unmarried man and Ben A. McKinney and wife, Beverly K. McKinney by Warranty Deed from Nashville Development Group, LLC, as recorded on the 17th day of March, 2017 in Instrument No. 20170317-0026529, in the Register's Office of Davidson County, Tennessee.

This is property known as 5003 C Indiana Avenue, Nashville, TN 37209

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January 2018

Ben A. McKinney

Beverly K. McKinney

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ben A. McKinney and Beverly K. McKinney** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of January, 2018.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 104390 BRAD SIMPSON Commission Expires May 22, 2021 RANKIN COUNTY