Bill Garrett Davidson County
Batch# 76308 DEEDQC
04/04/2018 01:35:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180404-0031711

THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001349

Grantees:
Brian Weaver and Stephanie Weaver
1276 Massman Drive
Nashville, TN 37217

Send Tax Bills To:
Reliant Bank
105 Continental Place #300
Brentwood, TN 37027

Tax Parcel ID No.: 107140A03000CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **1276 Massman, LLC, an Arizona Limited Liability Company** ("Grantor"), does hereby quitclaim and convey unto **Brian Weaver and Stephanie Weaver, husband and wife** ("Grantees"), their heirs, successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in the County of Davidson, State of Tennessee:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 30 of Copperfield Terrace Condominiums, a Condominium Development established pursuant to the provision 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 Master Deed establishing Copperfield Terrace Condominiums of record in Book 6326, Page 790 and plan of record in Book 6250, Page 50, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements 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 Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to W. T. Thomas and wife, Jean C. Thomas from Wilbur C. (Josh) Wilder by Warranty Deed dated September 5, 1996, of record in Book 10184, Page 46 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian Weaver and wife, Stephanie Weaver, from W. T. Thomas and wife, Jean C. Thomas by Warranty Deed dated May 26, 2016, of record in Instrument No. 20160603-0056041 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 1276 Massman, LLC, an Arizona Limited Liability Company from Brian Weaver and wife, Stephanie Weaver, by QuitClaim Deed dated February 13, 2017, of record in Instrument No. 20170214-0015243 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1276 Massman Drive, Nashville, TN 37217.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of March, 2018.

1276 Massman, LLC, an Arizona Limited Liability Company

By: _____

Printed Name: Brian Weaver

Title: member/manager

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, Brian Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member/manager of **1276 Massman, LLC, an Arizona Limited Liability Company**, the within named bargainor, and that he/she as such member/manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as such member/manager.

WITNESS my hand and official seal at office, this 26th day of March, 2018.

_____
Notary Public

My Commission Expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0- (Quitclaim Deed)**.

_____
Affiant

Subscribed and sworn to before me, this 26th day of March, 2018.

_____
Notary Public

My Commission Expires: 5-6-19

NANCY J. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

Property Address:
1276 Massman Drive
Nashville, TN 37217