Bill Garrett Davidson County
Batch# 83312 DEEDQC
04/20/2018 12:07:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180420-0037442

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:
Robert L. Kirby
P.O. Box 669
McMinnville, TN 37111

Send Tax Bills To:
New Owner

PART OF:
Parcel No. 118 02 0 295.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, EIGHTH SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does hereby quitclaim and convey unto ROBERT L. KIRBY, his heirs and assigns, forever, all of its right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 403, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete

identification and description of said Unit.

Together with said unit, Grantor conveys to Grantee, his heirs, successors and assigns, a Grandfathered Leasing Permit which shall be appurtenant to the unit and which shall run with the land which allows the unit to be rented for long-term or short-term rentals in perpetuity as provided in the Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument No. 20170619-0061466, of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Eighth South, LLC, a Tennessee limited liability company, by Special Warranty Deed dated September 3, 2014, of record in Instrument No. 20140904-0080996, and by Quitclaim Deed of record in Instrument No. 20140904-0080997, Register's Office for Davidson County, Tennessee.

Commonly know as: 2407 8th Avenue South, Unit 403,
Nashville, TN 37204

WITNESS MY HAND on this the 17 day of April, 2018.

EIGHTH SOUTH, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY

BY: _____
Robert L. Kirby, Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority of the State and County aforesaid, personally appeared Robert L. Kirby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager of Eighth South, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, with the authority to do so, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the limited liability company as such authorized Chief Manger.

WITNESS MY HAND and official seal at my office on this the 17 day of April, 2018.

NOTARY PUBLIC

My commission expires: 2-27-21

JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me,
this 17 day of April, 2018.

NOTARY PUBLIC
My commission expires: 2-27-21

JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY