This instrument was prepared by:
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Bill Garrett Davidson County
Batch# 87056 DEEDQC
05/01/2018 11:14:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180501-0041027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Jeff Hart 1206 McCord Drive Manchester, Tennessee 37355	[SAME]	Map 131-03-0, Parcel 015.00 (current) Map 131-03-2-E, Parcel 001.00co (2019)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TIM REYNOLDS**, an unmarried man ("Grantor"), has bargained and sold, and by these presents does hereby quitclaim and convey to **JEFF HART** ("Grantee"), all of his right, title and interest in the real property being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property known as 1808A Warfield Drive, Nashville, Tennessee 37215.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to me this 1st day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 9.10.18

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 1 day of May, 2018.

GRANTOR:

Tim Reynolds

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tim Reynolds, an unmarried man, the within named 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1 day of May, 2018.

Notary Public

My Commission Expires: 9.10.18

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit A on the Plan of 1808 Warfield Cottages, 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 for 1808 Warfield Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180403-0031376, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1808 Warfield Cottages, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180403-0031376, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Tim Reynolds, unmarried, by Deed dated March 2, 2018 from Nibal Lindeberg, a married woman, of record in Instrument No. 20180306-0020875, Register's Office for Davidson County, Tennessee.