30746-8 Box 14

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 31 day of May, 2018.

Notary Public

My Commission Expires: 3-8-22

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 99791 DEEDQC
06/04/2018 11:24:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180604-0052944

Address New Owners as Follows:
David B. Decktor/Lauren H. Decktor
916A Fairwin Avenue
Nashville, Tennessee 37216

Send Tax Bills To:
Same

Map-Parcel Number:
072 09 0B 001.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer to David B. Decktor and Lauren H. Decktor formerly known as Lauren H. Boyd ("Grantee"), all of his right, title and interest in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 of 916 Fairwin Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 916 Fairwin Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130227-0019627, Register's Office for Davidson County, Tennessee and as amended in the First Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws recorded in Instrument No. 20130304-0021474, said register's office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 916 Fairwin Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130227-0019627, Register's Office for Davidson County, Tennessee and as amended in the First Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws recorded in Instrument No. 20130304-0021474, said register's office, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part the same property conveyed to Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust by Deed of record in Instrument No.20130104-0001300, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 916A Fairwin Avenue, Nashville, TN 37216.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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This quitclaim deed has been executed and delivered in recognition that a prior Warranty Deed recorded as Instrument No. 20131107-0115474, said Register's Office (the "Prior Deed"), incorrectly described the above described property as "Unit A" rather than the proper "Unit 1". The Prior Deed was also executed and delivered by Aerial Investment Properties, LLC, which entity had conveyed the subject property to Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust by Deed of record in Instrument No.20130104-0001300, in the Register's Office

WITNESS my hand this 31st day of May, 2018.

GRANTOR:

Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annette Belyea, the undersigned notary public, Trey Cain, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he the Trustee of The 916 & 918 Fairwin Avenue Land Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as Trustee of said trust.

Witness my hand and seal this 31st day of May, 2018.

Notary Public

My Commission Expires 9/19/18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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