QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 122220 DEEDQC
07/30/2018 11:24:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180730-0074001

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Melissa D Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH day of July, 2018

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William N. Benjamin, Jr., Attorney at Law, 2200 21st Avenue South, Suite 318. Nashville, TN 37212

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TPP Enterprises, LLC	Same	109050B40100
(NAME) 465 S. Douglas Avenue	(NAME)	
(ADDRESS) Rockwood, TN 37854	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tom Pemberton and wife, Laura Pemberton** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **TPP Enterprises, LLC, a Tennessee Limited Liability Co.,** hereinafter called the GRANTEE, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being all of Unit 401, of Williams Bend Townhomes a horizontal property regime, established by the Declaration of record in instrument 200212160154761 and amended in Instrument 200305290072377 and 200309300144058, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas / elements appurtenant to said Unit and as set forth in the Declaration reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Tom Pemberton and wife, Laura Pemberton by Warranty Deed from Kelly Toscano, unmarried, executed on June 29, 2012 of record in Instrument No. 20120703-0058495, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212160154761, as amended of record in Instrument 20030529007377 and 200309300144058; Storm Water Detention Agreement of record in Instrument 200209180113840; Quitclaim Deed to The Homeowner's Association of record in Instrument 200612290161141, and any and all other existing taxes, easements, and restrictions as shown of record, said Register's Office.

unimproved
This is improved X property, known as 3535 Bell Road, 401, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 20th day of July, 2018

Tom Pemberton

Laura Pemberton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tom Pemberton and wife, Laura Pemberton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2018

Commission expires: _____

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

Notary Public