THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Bill Garrett Davidson County
Batch# 130856 DEEDQC
08/20/2018 10:30:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180820-0082173

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 17th day of August, 2018.

Notary Public
My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.
Andrew Kirby Smith and Shannon S. Smith, tenants in common 128 Gilman Avenue Nashville, Tennessee 37205	-SAME-	117 03 0C 148.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Andrew Kirby Smith, Executor of the Estate of Frances Bass Smith, deceased (the "decedent"), who died on June 7, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on June 28, 2018, and recorded under Docket No. 18P-1044 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Andrew Kirby Smith and Shannon S. Smith, as equal tenants in common, with each grantee owning an undivided one-half (50%)

interest, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 17th day of August, 2018.

Andrew Kirby Smith, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew Kirby Smith, Executor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 2018.

Notary Public

My Commission Expires:

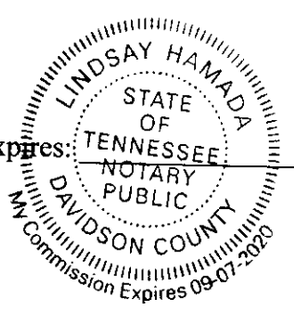


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Hillsboro Place Condominiums of record in Book 5200, page 725, amended in Book 5200, pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to Frances Bass Smith by deed from William P. Thorpe and Wife, Judy F. Thorpe, of record as Instrument No. 20010928-0105182, Register's Office for Davidson County, Tennessee.

Frances Bass Smith subsequently died on June 7, 2018 and devised the subject property to Andrew Kirby Smith and Shannon S. Smith, as equal tenants in common, with each grantee owning an undivided one-half (50%) interest, by Will recorded in the Seventh Circuit Court (Probate Division) Clerk's Office for Davidson County, Tennessee on June 28, 2018 under Docket No. 18P-1044.

Shannon S. Smith is also known as Shannon W. Smith.

Said property is transferred subject to the following:

1. Current year's State and County taxes.
2. All matters as shown on the plan of record in Book 5200, page 725, amended in Book 5200, pages 757 and 758, said Register's Office.
3. Terms, conditions, easements, rights and liens as set forth in the Master Deed and By-Laws for Hillsboro Place of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office.
4. Easements of record in Book 3965, page 909, Book 4158, page 34, Book 5870, page 33, Book 3531, page 592, Book 4240, page 209 and Book 5221, page 681, said Register's Office.

This is improved property known as 148 Hillsboro Place, Nashville, Tennessee 37215.