Bill Garrett Davidson County
Batch# 131410 DEEDQC
08/21/2018 09:51:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180821-0082706

THIS INSTRUMENT PREPARED BY:

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

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 NOTARY PUBLIC STATE OF TENNESSEE 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.
Burton Building Group, LLC 128 Gilman Avenue Nashville, Tennessee 37205	-SAME-	117 03 0C 148.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Andrew Kirby Smith**, herein after referred to as the Grantor, hereby remise, release and quitclaim unto **Burton Building Group, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, and the Grantee's successors and assigns, all of the Grantor's right, title and interest, consisting of an undivided one-half (50%) tenant-in-common interest, in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

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**, 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:

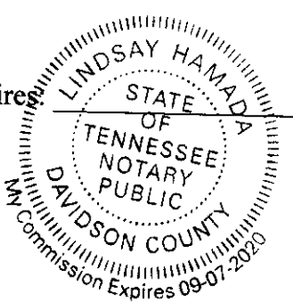


EXHIBIT A

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 Andrew Kirby Smith and Shannon S. Smith, as equal tenants in common, with each grantee owning an undivided one-half (50%) interest, by Executor's Quitclaim Deed from Andrew Kirby Smith, Executor of the Frances Bass Smith Estate, of record as Instrument No. 20180820-0082173, Register's Office for Davidson County, Tennessee.

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.