Karen Y Johnson Davidson County
Batch# 178577 DEEDQC
12/28/2018 08:20:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181228-0125693

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
For King and Country Properties, L.L.C. 3745 New Highway 96 West Franklin, TN 37064	Same	071-16-0A-014.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID THOMAS SMALLBONE, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto FOR KING AND COUNTRY PROPERTIES, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and/or assigns, all of his rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A

The Subject Property is also known as 1304C Montgomery Avenue, Nashville, Tennessee 37027. The Subject Property is conveyed to Grantee, its successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis. The Subject Property is not the marital residence of Grantor.

IN WITNESS WHEREOF, I have hereunto set my signature, to be effective as of the 19th day of December, 2018.

GRANTOR:

DAVID THOMAS SMALLBONE

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Angela Marlar (name of Notary Public), a Notary Public of said County and State, personally appeared DAVID THOMAS SMALLBONE, 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, by signing his name.

Witness my hand and seal, at Office in Hendersonville (City), Tennessee, this 19th day of December, 2018.

ANGELA MARLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Angela Marlar
Notary Public

My Commission Expires: 3-23-2021

STATE OF TENNESSEE)

COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

DAVID THOMAS SMALLBONE

Sworn to and subscribed before me, this 19th day of December, 2018.

ANGELA MARLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Angela Marlar
Notary Public

My Commission Expires: 3-23-2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to the amendment in Instrument No. 20150609-0054331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Thomas Smallbone, married man, by Deed from D223, LLC, a Tennessee limited liability company, dated June 30, 2016, recorded July 5, 2016, and appearing of record in Instrument No. 20160705-0068667, Register's Office for Davidson County, Tennessee.