This Instrument prepared by and after recording return to:

Marshall T. Cook, Esq.
Bone McAllester Norton PLLC
100 Bluegrass Commons Blvd
Hendersonville, Tennessee 37075

Karen Y Johnson Davidson County
Batch# 179998 DEEDQC
01/03/2019 08:39:53 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190103-0000538

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
T&J Properties, LLC 1114 Watkins Creek Dr Franklin, TN 37067-7833	**114-08-0-C-138**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TIFFANY A. CAINE, f/k/a TIFFANY A. STUDE** ("Grantor") has bargained and sold, and by these presents hereby transfers, releases, relinquishes, quitclaims and conveys unto **T&J PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows:

Being Unit/Lot 134 on the Plan of West Park Phase 3, of record in Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc. of record in Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Vastland Communities, LLC, of record in Instrument #20070510-0056091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of

record as Instrument #20040304-0024541, Instrument #20041221-0151636, Instrument #20050222-0018812, and Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or course of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301 at Page 684, Register's Office for Davidson County, Tennessee.

Storm water Detention agreement of Record as Instrument #20030530-0073233, and Instrument #20041112-0136248, Register's Office for Davidson County, Tennessee.

Subject to all the matters on the Plat of West Park Phase 3 of record as Instrument #20060202-0012968, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plant of West Park Phase 3 of record as Instrument #20040624-0075136 and Instrument #20060202-0012968 Register's Office for Davidson County, Tennessee.

Storm Water Detention agreement of record in Instrument #20051123-0141922, said Register's Office.

Subject to the rights of others and to common areas/elements.

Subject to lien to special assessments contained in the Declaration of Covenants, Conditions and Restrictions and Master Deed of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property known as 7277 Charlotte Pike #329, Lot 134, West Park, Nashville, Davidson County, Tennessee 37209.

Being the same property conveyed to Tiffany A. Stude, unmarried, by Special Warranty Deed dated September 25, 2007, and executed by NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, and recorded as Instrument #20070925-0114158, Register's Office for Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 17th day of December, 2018.

GRANTOR:

Tiffany A. Caine f/k/a Tiffany A. Stude

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TIFFANY A. CAINE, the within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at office, this 18th day of December, 2018.

Notary Public

My Commission Expires:

PATRICE ARDERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-21-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 18th day of December, 2018.

NOTARY PUBLIC

My Commission Expires:

PATRICE ARDERY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-21-2020