After Recording Return to
Laura Peters
631 Oakland Ridge
Monroe, GA 30655

Karen Johnson Davidson County
Batch# 218737 DEEDQC
04/17/2019 08:46:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190417-0035104

This instrument prepared by:
Laura Peters
631 Oakland Ridge
Monroe, GA 30655

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

This indenture, made this 25th day of March, 2019 between Laura Peters, a resident of Walton County, State of Georgia, who resides at 631 Oakland Ridge, City of Monroe, Walton County, State of Georgia hereinafter known as "Grantor" and Alloy218, LLC a Georgia Limited Liability Corporation which mailing address is 631 Oakland Ridge, City of Monroe, Walton County, State of Georgia. Hereinafter known as the "grantee"
Witnesseth, that in consideration of the sum of $10.00 ten dollars and other valuable consideration in had paid the receipt of which is hereby acknowledged. The Grantor hereby remise, release and forever quitclaim to Alloy218, LLC a Georgia Limited Liability Corporation which mailing address is 631 Oakland Ridge, City of Monroe, Walton County, State of Georgia. all the rights, title, interest and claim in or to the Tennessee, to wit: Commonly known as 400 Herron Drive #218, Nashville, Tennessee 37210, Map 105 GP 12 City/Map B Parcel 37.00, Map and Parcel ID #105 12 0B 03700

See Attached Exhibit "A"

Source of Title:
being the same property conveyed to Laura Peters, of 631 Oakland Ridge, Monroe, Walton County, Georgia 30655 by Warranty Deed filed August 14, 2016 in the ROD office of Davidson County, Tennessee by instrument number 20180814-0080365.
This conveyance is made subject to:
All applicable restriction, easements, building set back line and conditions of record including but not limited to those in the Register of Deed's office for Davidson County, Tennessee.

IN Witness Whereof, the grantor has signed and sealed these presents on the day and year first above written.

Grantor's Signature

Laura Peters
Grantor's Name

631 Oakland Ridge
Address

Monroe, Georgia 30655
City, State and Zip

Witness Signature

Marbin S. Barnes
Witness Name

3210 Broadnax Mill Rd
Address

Loganville, GA 30052
City, State & Zip

State of Georgia
County of Walton

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Laura Peters whose name is signed to the foregoing instrument, and who is know to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of March, 2019.

Notary Public

My Commission Expires: 1/16/2022

SHERYL FAMBROUGH NOTARY PUBLIC WALTON COUNTY, GEORGIA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 218 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alloy, LLC, a Tennessee limited liability company, by Special Warranty Deed from LVH2, LLC, a Tennessee limited liability company, recorded November 23, 2016 in Instrument No. 20161123-0123974; further being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company, by Quitclaim Deed to Consolidate Map and Parcels, from LVH2, LLC, a Tennessee limited company, recorded May 18, 2016 in Instrument No. 20160518-0049712 and further being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company by Warranty Deed from Heavy and Specialized Haulers, Inc., a Tennessee corporation, recorded March 23, 2015 in Instrument No. 20150323-0024528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.

- Subject to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696 and 20180530-0051643, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.

- Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee.

- Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.

- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.

- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.

- Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Affiant

Subscribed and sworn before me, this 1 day of April, 2019.

Willie Lee Michael
Notary
My Commission Expires 4-24-22