# QUITCLAIM DEED

B-KW-06-2120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melanie K. Smith | Melanie K. Smith | |
| (NAME) | (NAME) | |
| 2120 Lebanon Pike, #80 | 2120 Lebanon Pike, #80 | 95-5B-162.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Nashville, TN 37210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Melanie K. Smith, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Melanie K. Smith, unmarried and John Mitchell Smith, married, Joint Tenants With Right of Survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 80 AS SHOWN ON THE DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE ESTAHAVEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20010806-0083543, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MELANIE K. SMITH BY WARRANTY DEED FROM ROBIN S. ALLISON, DATED NOVEMBER 20, 2006, FILED FOR RECORD ON NOVEMBER 21, 2006 IN INSTRUMENT NO. 20061121-0144634, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved ( X ) property, known as 2120 Lebanon Pike, #80, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 5th day of December, 2006.

Melanie K. Smith

Davidson County DEEDQC
Recvd: 01/05/07 12:56 2 pg
Fees:12.00 Taxes:0.00

20070105-0002327

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie K. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2006.

Notary Public

My Commission Expires:
11-22-01
(SEAL)




RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212