Davidson County DEEDQC
Recvd: 02/05/07 15:55 2 pgs
Fees:12.00 Taxes:0.00

20070205-0015087

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM: Nina E. Warshaw

TO: Nina Warshaw, Trustee for the Nina Warshaw Revocable Living Trust Agreement

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $0.

Affiant

Subscribed and sworn to before me this 1st day of February, 2007.

Notary Public

7-19-08
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
NINA WARSHAW, TRUSTEE 8598 Lychee Drive Tamarac, FL 33321	WELLS FARGO BANK, NA 850 TRAFALGAR COURT MAITLAND, FL 32751	161-0-272

KNOW ALL MEN BY THESE PRESENTS that **Nina E. Warshaw, a married person,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Nina Warshaw, Trustee for the Nina Warshaw Revocable Living Trust Agreement dated November 29, 2006**, its successor and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 98 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property vested in Nina E. Warshaw by deed dated August 19, 2005 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050826-0102058, Register's Office for Davidson County, Tennessee.

This is improved property known as 5845 Nolensville Pike #325, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

See attached Exhibit A Certification of Trust setting forth the Trustee's authority to acquire, mortgage and sell real estate on behalf of the Trust.

WITNESS my hand this 24th day of January, 2007.

Nina E. Warshaw

{ FILENAME \p }

STATE OF FLORIDA §
COUNTY OF BROWARD §

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

Witness my hand and official seal this 24th day of January, 2007.

Theresa E Wagner
Notary Public

THERESA E. WAGNER
MY COMMISSION # DD 582991
EXPIRES: August 22, 2010
Bonded Thru Budget Notary Services

Commission Expiration Date

Printed Name of Notary