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PREPARED BY:
PHILLIP ROBINSON, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 05/11/07 08:25 2 pgs
Fees:12.00 Taxes:0.00
20070511-0056486

FROM: NATALIE FARKAS GARDNER

TO: MATTHEW RAY GARDNER
320 Old Hickory Boulevard
Unit #509
Nashville, TN 37221

Send Tax Statements To:
New Owner:
Matthew Ray Gardner
320 Old Hickory Boulevard
Unit #509
Nashville, TN 37221

Map and Parcel No.

Map and Parcel No.:
128-12-0-A
024.00C0

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the cause of Matthew Ray Gardner v. Natalie Farkas Gardner, Docket Number 06D-2487, I, **Natalie Farkas Gardner**, hereby transfer and by these presents do remise, release and quitclaim unto, **Matthew Ray Gardner**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. 24, Building No. 5, on the Plan of Section 5, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 3 to the Master Deed, of record

in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to Matthew R. Gardner by deed from Susie F. Hancock, of record in Instrument No. 20050621-0071206, Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 30th day of April, 2007.

Natalie Farkas Gardner
NATALIE FARKAS GARDNER

STATE OF TEXAS)

COUNTY OF TRAVIS)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **Natalie Farkas Gardner**, the bargainor, with whom I am personally acquainted (or who identified herself 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 seal, at the office, this the 30 day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 4/4/09

JACQUELINE L. ARGABRIGHT
Notary Public, State of Texas
My Comm. Expires 4-04-2009

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).