Davidson County DEEDQC
Recvd: 09/28/07 08:28 2 pgs
Fees:12.00 Taxes:0.00
20070928-0115574

This instrument was prepared by:
GASAWAY & MASSEY
318 Franklin Street
Clarksville, TN 37040

GREG GILMAN

TO: **QUITCLAIM DEED**

AVA GILMAN

THIS INSTRUMENT, made and entered into on this the 10th day of Aug., 2007, by and between GREG GILMAN, Grantor, of Clarksville, Montgomery County, Tennessee, and AVA GILMAN, Grantee, of Nashville, Davidson County, Tennessee.

WITNESSETH:

Grantor, does hereby convey and quitclaim unto Grantee, all right, title and interest of Grantor in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Master Deed of Easthaven Townhomes of record in Instrument Number 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Greg Gilman and wife, Ava Gilman, by Warranty Deed from Jessica D. Howard now known as Jessica Ennis and husband, Chris Ennis, of record in Instrument Number 20060731-0092101, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Any and all matters appearing on the Plat of record in Instrument Nos. 20010806-0083543 and 20031007-0147961, said Register's Office.
3. By-Laws of record in Instrument Number 20010806-0083543, said Register's Office.
4. Master Deed of record in Instrument Nos. 20010806-0083543 and 20040419-0043570, said Register's Office.
5. Easement for Ingress/Egress of record in Instrument No. 20031007-0147926, said Register's Office.
6. Easement for Electric Transmission Line of record in Book 1163, page 638 and in Book 1207, page 513, said Register's Office.
7. Quitclaim Deed of Common Area to HOA of record in Instrument No. 20040319-0031672, said Register's Office.

This is improved property commonly known as 2120 Lebanon Pike #15, Nashville, TN 37210.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, Grantor has hereunto signed this day and date first above written.

GREG GILMAN, GRANTOR

THE PREPARATION OF THIS INSTRUMENT IS MADE AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE EXAMINATION, FOR WHICH THE DRAFTOR ASSUMES NO LIABILITY.

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned Notary Public in and for said State and County, GREG GILMAN, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal of office on this the 10th day of Aug., 2007.

NOTARY PUBLIC

DEBORAH N. STRICLYN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Comm. Exp. 2-23-2011

PROPERTY OWNER NAME AND ADDRESS:
Ava Gilman
2120 Lebanon Pike #15
Nashville, Tennessee 37210

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES:
Same

STATE OF TENNESSEE, Montgomery **COUNTY**
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale Affiant ____.
Subscribed and sworn to before me this the 10th day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EPIRES 2-23-2011

DEBORAH N. STRICLYN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY