This instrument is prepared by information Supplied by the Parties and Unverified by the Preparer. There has been no title search or title Examination initiated

Davidson County DEEDQC
Recvd: 01/30/08 09:03 2 pgs
Fees:12.00 Taxes:0.00
20080130-0009360

This Instrument Prepared by:
Keith H. Solomon, Attorney-at-Law
Stonegate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

Name and Address of New Owners:
Ryan W. Miller
309 Church St. #504
Nashville, TN 37201

Send Tax Bills To:
Ryan W. Miller
309 Church St. #504
Nashville, TN 37201

Map and Parcel Number
Map 09306ID Parcel 504CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Stephanie Miller** have bargained and sold and do hereby quitclaim, transfer and convey any and all interest which she may have in the hereinafter described property to **Ryan W. Miller** his heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 504 and two parking spaces, together with the appurtenant interest in the common elements of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ryan W. Miller and wife, Stephanie Miller by deed, dated February 22, 2007, from William R. Huffman and wife, Janet B. Huffman of record in Instrument No. 20070227-0024166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Banner Block Condominiums of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, and further amended in Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, and Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Capital mall Redevelopment Project of record in Book 9208, page 613, as amended in Instrument No. 20020626-0076795, and Instrument No. 20020626-0076795. Register's Office for Davidson County, Tennessee; Charter of Banner Block Condominium Association, Inc. of record in Instrument No. 20041001-0118481 and 20050607-0064900, as amended in Instrument No. 20050511-0053156, Register's Office for Davidson County, Tennessee.

This is improved property known as **309 Church St. #504, Nashville TN 37201**

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 25th day of January, 2008.

Stephanie. Miller

STATE OF TENNESSEE

COUNTY OF Williamson

On this the 25th day of January, 2008 before me personally appeared Stephanie Miller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of January, 2008.

NOTARY PUBLIC

My Commission Expires My Commission Expires October 10, 2009

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

The consideration for this transfer is **none.**

AFFIANT

Sworn to and subscribed before me this 25th day of January, 2008.

My Commission Expires:
My Commission Expires October 10, 2009

NOTARY PUBLIC

individual to individual .qcd