Davidson County DEEDQC
Recvd: 01/15/09 15:44 2 pgs
Fees:12.00 Taxes:0.00
20090115-0004078

This transfer is exempt from the Tennessee Real Estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(F).

Revocable Living Trust

This Instrument prepared by: Wade Montrief CPA, Attorney at Law, 325 Plus Park Blvd., Ste. 102, Nashville, TN 37217-1037

Address of New Owner	Send Tax Notice To:	Map/Parcel Numbers
328 Normandy Circle Nashville TN 37209	Sheila P. Baldwin 328 Normandy Circle Nashville TN 37209	082.14-0A-126.00-CO

New Owner Name: The Baldwin Revocable Living Trust, dated, December, **2008, Sheila P. Baldwin, Trustor and/or Trustee.**

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration not herein mentioned, receipt of which is hereby acknowledged I, **Sheila P. Baldwin,** have **QUITCLAIMED** my interest to **The Baldwin Revocable Living Trust, dated,** December 31st, **2008, Sheila P. Baldwin, Trustor and/or Trustee** and its successors in trust, certain real estate located in Davidson County, Tennessee, as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 764 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront 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 for Riverfront Condominiums, of record under Instrument No. 200512210153160, as amended in Instrument No. 200512280155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 200512210153160, as amended in Instrument No. 200512280155671, said Register's Office, for a more complete identification and description of such Unit.

This conveyance is subject to the following:

1) Master Deed of record in Instrument No. 200512210153160 as amended in Instrument No. 200512280155671 and Instrument No. 200605180058640, Register's Office for Davidson County, Tennessee.

2) Charter of record in Instrument No. 200512160151344, Register's Office for Davidson County, Tennessee.

3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 11112, page 881, Register's Office for Davidson County, Tennessee.

4) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila P. Baldwin by deed from Heather Hardison Keen, dated January 11, 2007 as shown of record in instrument No. 20070118-0007283, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND on this 31st day of December, 2008.

Sheila P. Baldwin

SHEILA P. BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, a Notary Public, in and for said State and County, the within named bargainor, **Sheila P. Baldwin,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, on this the 31st day of December 31st, 2008.

Notary Public
My Commission Expires: 2/25/2012
(SEAL)

FRANK B MINTER, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Sheila P. Baldwin

SHEILA P. BALDWIN, AFFIANT

WITNESS my hand and official seal of office, this 31st day of December 31st, 2008.

Notary Public
My Commission Expires: 2/25/2012
(SEAL)

