BILL GARRETT, Davidson County
Trans:T20090065670 DEEDQC
Recvd: 09/25/09 15:51 2 pgs
Fees:12.00 Taxes:0.00
20090925-0089502

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

The actual consideration for this transfer is $0.00 and the other good and valuable consideration paid herewith.

Colleen A. Stern
AFFIANT

Subscribed and sworn to before me, this 18th day of September, 2009.

Notary Public

My Commission Expires: 06/30/2013

THIS INSTRUMENT PREPARED BY:

T. Chad White

TUNE, ENTREKIN & WHITE, P.C.
Regions Center, Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238

JASMINE KAMIKA SHAWNTE SCOTT
Notary Public
Commonwealth of Virginia
7232964
My Commission Expires Jun 30, 2013

QUITCLAIM DEED

NEW OWNER & TAX BILL ADDRESS:

Fatherland Street Townhouses Owners Assn., Inc.
802 Fatherland Street, Unit B
Nashville, TN 37128

Map / Group / Parcel:

Part of 08216044000, being any and all Common Elements and Allocated Interests as defined at Tenn. Code Ann. § 66-27-203(2).

FOR AND IN CONSIDERATION of the sum of Zero and No/00 Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COLLEEN A. STERN ("Grantor"), has bargained and by these presents transfers, quitclaims and conveys unto Fatherland Street Townhouses Owners Association, Inc., a Tennessee Non-Profit Townhouse Corporation ("Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to any and all Common Elements and Allocated Interests as defined at Tenn. Code Ann. § 66-27-203(2) appurtenant to Unit A of the Fatherland Street Townhouses (i.e. all property interests except for the Unit commonly known as "A" and the private elements appurtenant thereto), formerly a condominium regime, as more particularly described in the Master Deed Establishing Horizontal Property Regime for 802 Fatherland Condominiums of record in the Register's Office for DAVIDSON COUNTY, Tennessee at Instrument Number 20061018-0129231 on October 18, 2006, as has been terminated and replaced by the Townhouse Planned Unit Development, a horizontal property regime with private elements, commonly known as Fatherland Street Townhouses of record in the Register's Office for DAVIDSON COUNTY, Tennessee at Instrument Number 20090915-0086214.

BEING A PORTION OF THE PROPERTY conveyed to COLLEEN A. STERN by WARRANTY DEED from GARAFOLA & HARRIS, LLC, a Tennessee Limited Liability Company, of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20061020-0130269 on October 20, 2006.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 18TH day of SEPTEMBER, 2009.

Colleen A. Stern

STATE OF ~~TENNESSEE~~ VIRGINIA)
)
COUNTY OF FAIRFAX)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Colleen A. Stern with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, on this the 18TH day of SEPTEMBER, 2009.

JASMINE KAMIKA SHAWNTE SCOTT
Notary Public
Commonwealth of Virginia
7232964
My Commission Expires Jun 30, 2013

NOTARY PUBLIC

My commission expires: 06/30/2013