QUITCLAIM DEED

ADDRESS OF NEW OWNER
Letitia Ann Blume
117 Highland Villa Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Suntrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

Map 161-14B
Parcel No. 117

BILL GARRETT, Davidson County
Trans: T20090069253 DEEDQC
Recvd: 10/09/09 14:20 3 pgs
Fees: 17.00 Taxes: 0.00
20091009-0094353

FOR AND IN CONSIDERATION of a final decree of divorce filed in the Chancery Court of Rutherford County, Tennessee, I, Peter Nicholas Blume, have this day bargained and sold and do hereby convey and quitclaim unto Letitia Ann Blume, her heirs and assigns forever, certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit.

Land in Davidson County, Tennessee, being Unit No. 117, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7278, page 312 amended in Book 7347, page 717, Book 7352, page 630, Book 7470, page 153, Book 7467, page 850, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 8765, page 610, Book 9730, page 265, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and Book 10871, page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Betty Jean Clary, unmarried by deed from Rufus D. Watts and wife, Henrietta B. Watts of record in Book 10163, page 725, said Register's Office. Being the same property conveyed to Letitia A. Hutchison by deed from Betty Jean Clary, unmarried of record in Book 11504, page 197, said Register's Office. Letitia A. Hutchison is now known as Letitia A. Blume.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) Restrictions of record in Book 7278, page 312; Book 7347, page 717; Book 7352, page 630; Book 7470, page 153; Book 7467, page 850; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; Book 8199, page 149; Book 8658, page 595; Book 8765, page 610; Book 9730, pages 265 and 268; Book 9730, page 271; Book 10871, page 232; and (3) Charter of Incorporation of record in Book 7278, page 310.

This is improved property known as 117 Highland Villa Drive, Nashville, Tennessee 37211.

Witness my hand this 28th day of July, 2009.

PETER NICHOLAS BLUME

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, notary public in and for said County and State, **PETER NICHOLAS BLUME**, the Grantor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Rutherford County, Tennessee, on this 28th day of July, 2009.

SHEILA R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-27-09

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none. This deed is executed pursuant to a domestic settlement decree which represents an adjustment of property rights between divorcing parties, and is exempt from transfer tax pursuant to TCA § 67-4-409.

PETER NICHOLAS BLUME

Sworn to and subscribed before me this 20th day of July, 2009.

SHEILA R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-27-09

PREPARED BY:

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