BILL GARRETT, Davidson County
Trans:T20100005996 DEEDQC
Recvd: 02/01/10 10:31 2 pgs
Fees:12.00 Taxes:0.00
20100201-0007763

After Recording Return To:

iMortgage Services, LLC
2570 Boyce Plaza Road
Pittsburgh, PA 15241

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
082130B00200C0

QUIT CLAIM DEED

[this deed is being executed to add a party to title]

New Owner/ Property Being Conveyed
JONATHAN ANDREW FORBES
JULIE A. KROENIG
915 9th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 13 day of January, 2010, between JONATHAN ANDREW FORBES, unmarried, residing at 915 9th Avenue North, Nashville, Tennessee 37208, hereinafter referred to as "**Party of the First Part**" and JONATHAN A. FORBES, an unmarried man, and JULIE A. KROENIG, an unmarried woman, as joint tenants with the right of survivorship, residing at 915 9th Avenue North, Nashville, Tennessee 37208, hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, BEING UNIT NO. 2 OF IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20040416-0043331, AMENDED IN INSTRUMENT NO. 20040429-0048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORDED INCLUDING THOSE OF RECORD AS INSTRUMENT NO. 20040405-0037933; 20040414-0041924; 20040416-

0043331; AND INSTRUMENT NO. 20040429-0048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO JONATHAN ANDREW FORBES, UNMARRIED BY DEED FROM ALAN HUFFMAN, UNMARRIED DATED JUNE 22, 2007 AND RECORDED JUNE 27, 2008 AS DOCUMENT NUMBER 20070627-0076785 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 915 9th Avenue North, Nashville, Tennessee 37208
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JONATHAN A. FORBES

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 13 day of Jan, 2010, before me personally appeared JONATHAN ANDREW FORBES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

PEGGY LIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ -0-

Affiant

Subscribed and sworn to before me this 13 day of January, 2010.

PEGGY LIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC

My Commission Expires: 7-5-11

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.