BILL GARRETT, Davidson County
Trans:T20100011469 DEEDQC
Recvd: 02/26/10 10:42 2 pgs
Fees:12.00 Taxes:0.00
20100226-0014813

Subject Property: Map #: Parcel #: 117-3-B-43

Property Address: 2601 Hillsboro Pike, C-12, Nashville, TN 37212

New Owner:	**Douglas A. Ford**	**Send Tax Bill to:**
Address:	**2601 Hillsboro Pike, C-12**	**238 Hearthstone Manor Lane**
	Nashville, TN 37212	**Brentwood, TN 37027**

This instrument was prepared by:

Brent C. Gray, Attorney at Law
Waterford Law Group, PLLC
112 Westwood Place, Suite 200
Brentwood, TN 37027
(615) 373-2500 Facsimile (615) 373-2574

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on February 16, 2010, Case Number 37159, and for good and valuable consideration, and no monetary consideration, I, Ruth P. Ford, hereby quitclaim and convey to Douglas A. Ford, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

A certain condominium apartment in Davidson county, TN, described as Unit C-12 The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Davidson County, TN, as shown on the plat of The Villager Condominium Apartments, Condominium apartments, recorded in Plat Book 5200, page 201, said Register's Office, and described in a Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Villager condominium Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Douglas A. Ford and Ruth P. Ford by deed from Harold T. Smith and Ann W. Smith of record in Instrument Number 20030508-0062059, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 25th day of February, 2010.

Ruth P. Ford
Ruth P. Ford

This is improved property, known as:
2601 Hillsboro Pike, C-12, Nashville, TN 37212

MARIA K. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 07/08/2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth P. Ford, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 of February, 2010.

Maria K Johnson
NOTARY PUBLIC

07/08/2013
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Davidson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et.seq. of the Tennessee Code Annotated.

Ruth P. Ford
Affiant

Sworn to and subscribed before me this 25 day of February, 2010.

Maria K Johnson
NOTARY PUBLIC

07/08/2013
My Commission Expires

The actual consideration or value, whichever is great, is $0.

MARIA K. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 07/08/2013