BILL GARRETT, Davidson County
Trans:T20100082295 DEEDQC
Recvd: 12/30/10 13:17 2 pgs
Fees:12.00 Taxes:0.00
20101230-0103983

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Emily Claire Pennington<br>629 Post Oak Circle<br>Brentwood, Tennessee 37027 | SAME | Map 146-07 0A<br>Parcel 100CO |

We, J. Kelvin Pennington and wife, Rhonda S. Pennington, do hereby quitclaim and by these presents do transfer and convey a 17% undivided interest unto Emily Claire Pennington and in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Farrell Condominiums as shown in Exhibit A to the Master Deed of Farrell Condominiums of record in Instrument #20040212-0016944, re-recorded in Instrument# 20040213-0017469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 1835, pages 122-124, said Register's Office; (b) Master Deed of record in Instrument# 20040212-0016944, said Register's Office; (c) easement of record in Book 6416, page 874, said Register's Office; and (d) restrictive covenants of record in Book 2046, page 88, said Register's Office.

Being a portion of the same property conveyed to J. Kelvin Pennington by deed of record in Instrument No. 20030715-0098463 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Rhonda S. Pennington joins in executing this Quitclaim Deed to convey any interest she may have in said property.

This property is improved property known as Unit A, 627 Farrell Parkway, Nashville, TN 37220

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29 day of December, 2010.

J. KELVIN PENNINGTON

RHONDA S. PENNINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, J. Kelvin Pennington and Rhonda S. Pennington the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 29th day of December, 2010.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 29th day of December, 2010.

My Commission Expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011



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