QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20110002058 DEEDQC
Recvd: 01/11/11 08:22 3 pgs
Fees: 17.00 Taxes: 0.00
20110111-0002805

GREGORY LEE FAIRBEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF December, 2010.

NOTARY PUBLIC

My commission expires: 9.8.13

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1815 Division Street, Suite 203, Nashville, TN 37203

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tracy Johnson	Tracy Johnson	082-14, Part of Parcel 025.00
(NAME)	(NAME)	
1004 1st Ave. North	856 Clematis Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Christine Clark, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Tracy Johnson, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Exhibit "A"

This is improved (X) property, known as: **1004 1st Avenue North** (House Number) (Street) **Nashville, TN 37201** (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 7 day of December 2010.

Christine Clark

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christine Clark, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of December 2010.

My Commission expires:
9.8.13

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1004 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office; together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Tracy Johnson, unmarried and Christine Clark, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee General Partnership, dated July 31, 2006, and recorded in August 3, 2006, of record in Instrument Number 200608030094910, in the Register's Office for Davidson County, Tennessee.

Reg/105644-07