Box 14A

QUITCLAIM DEED



R-VRES-10-1800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 05-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lewis Nashner	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**104 16 0G 002.00 CO**
1800 A Ashwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Charles Eugene Dunnebacke and Patricia Patterson Copeland, devisees under the Last Will and Testament of Mabel Ruth Dunnebacke, Docket No. 06P-1463,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Lewis Nashner**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT "B" ON THE PLAN OF 1800 ASHWOOD TOWNHOMES, AS SHOWN ON EXHIBIT "C" TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1800 ASHWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20070522-0060995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EUGENE F. DUNNEBACKE AND WIFE, MABEL P. DUNNEBACKE BY WARRANTY DEED FROM GEORGE TURNER BINKLEY, SR. AND WIFE, PEARL WOODROW BINKLEY, RECORDED OCTOBER 1, 1954 IN DEED BOOK 2300, PAGE 277, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID EUGENE F. DUNNEBACKE HAVING SINCE PREDECEASED MABEL P. DUNNEBACKE AKA MABEL RUTH DUNNEBACKE, AND THE SAID MABEL RUTH DUNNEBACKE HAVING SINCE PASSED. CHARLES EUGENE DUNNEBACKE AND PATRICIA PATTERSON COPELAND ARE THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF MABEL RUTH DUNNEBACKE, DOCKET NO. 06P-1463 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS QUITCLAIM DEED HAS BEEN EXECUTED AND DELIVERED IN ORDER TO CONFIRM AND COMPLETE THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY, WHICH WAS CONTAINED IN A PREVIOUS DEED RECORDED AS INSTRUMENT NO. 20060602-0065235, AND WHICH WAS EXECUTED BY PATRICIA COPELAND, AS CONSERVATOR OF MABEL RUTH DUNNEBACKE DURING MS. DUNNEBACKE'S LIFE. TO THE EXTENT, IF ANY, THAT THE CONSERVATOR LACKED AUTHORITY TO CONVEY THE PROPERTY, OR THAT THE PREVIOUS DEED OTHERWISE FAILED TO CONVEY ANY INTEREST IN THE PROPERTY WHICH THE UNDERSIGNED MAY HAVE OBTAINED UPON THE DEATH OF MABEL RUTH DUNNEBACKE, THIS QUITCLAIM DEED SHALL COMPLETE THE TRANSFER OF ANY SUCH INTEREST TO THE WITHIN NAMED GRANTEE.

This is **improved** property known as **1800 A Ashwood Avenue Nashville, Tennessee 37212.**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110006351 DEEDQC
Recvd: 02/01/11 09:52 3 pgs
Fees:17.00 Taxes:0.00

20110201-0008778

Witness my/our hand (s) this the 21st day of **January, 2011.**

Charles Eugene Dunnebacke

Patricia Patterson Copeland

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Eugene Dunnebacke**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of day of **January, 2011.**

Notary Public Steven Phillipp

My Commission Expires: Feb 27, 2012

STEVEN D PHILLIPP
MY COMMISSION EXPIRES
FEB 27, 2012
#DD762836
Bonded Through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Patterson Copeland**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of day of **January, 2011.**

Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my/our hand (s) this the 21st day of **January, 2011.**

Charles Eugene Dunnebacke

Patricia P. Copeland

Patricia Patterson Copeland

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Eugene Dunnebacke**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of day of **January, 2011.**

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Patterson Copeland**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21ST day of day of **January, 2011.**

Carol A Clawson

Notary Public

My Commission Expires: 3-17-14

CAROL A. CLAWSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212