BILL GARRETT, Davidson County
Trans:T20110008005 DEEDQC
Recvd: 02/07/11 15:00 3 pgs
Fees:17.00 Taxes:0.00
20110207-0010831

This Instrument Prepared By:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Regions Center, Suite 1700
315 Deaderick Street
Nashville, TN 37238
(615) 244-2770

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map Parcel Numbers: |
|---|---|---|
| Peter J. Benke<br>807 Summer Street<br>Manchester, MA 01944 | Same | Map: 072 15 0A 101.00<br>072 15 0A 103.00<br>072 15 0A 105.00<br>072 15 0A 107.00<br>072 15 0A 109.00<br>072 15 0A 111.00<br>072 15 0A 113.00<br>072 15 0A 115.00<br>072 15 0A 117.00<br>072 15 0A 119.00<br>072 15 0A 121.00<br>072 15 0A 123.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 Dollars ($10.00), Nashdale Corporation (the "Grantor"), does hereby quitclaim and convey unto Peter J. Benke (the "Grantee"), his heirs and assigns, all of its right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, and 123 as shown on the Plan of Porter Terrace Condominiums, together with an undivided interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

This being part of the same property conveyed to Dale Koppel by Warranty Deed from Timothy Harvey, Jr. and wife, Doretha H. Harvey dated January 22, 2007and recorded January 25,2007 at Instrument No. 20070207-0015937, Register's Office for Davidson County, Tennessee and subsequently conveyed to Nashdale Corporation by deed of record at Instrument No. 20081205-0118120, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-laws of record in Book 7174, page 537; Charter of Homeowner's Association of record in Book 7184, Page 692, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

This property is known as 101-123 Porter Terrace, Nashville, Tennessee 37206

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 3rd day of February 2011.

NASHDALE CORPORATION

By: Dale Koppel
Dale Koppel
Its: President

STATE OF MASSACHUSETTS )

COUNTY OF ESSEX )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dale Koppel, and represented herself to be the President for the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and official seal at office on this the 3rd day of February 2011.

Chanda Kiley
NOTARY PUBLIC

My Commission Expires:
11-11-2016

CHANDA KILEY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
NOVEMBER 11, 2016

STATE OF MASSACHUSETTS )

COUNTY OF ESSEX )

The actual consideration for this transfer is $0.00.

Peter Benke

STATE OF MASSACHUSETTS )

COUNTY OF ESSEX )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Peter Benke, 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 purpose therein contained.

**WITNESS** my hand and official seal at office on this the 3rd day of February 2011.

Notary Public

My Commission expires: 11/11/2016

*H:\JPRAssistant\JPR\Nashdale\QuitclaimDeed-100-123PorterTerrace-Benke.wpd*

CHANDA KILEY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
NOVEMBER 11, 2016