PICK-UP

QUITCLAIM DEED

BILL GARRETT, Davidson County

Trans:T20110009003 DEEDQC

Recvd: 02/11/11 16:14 2 pgs

Fees:12.00 Taxes:0.00

20110211-0012203

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF February 20 11
Deputy Register

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

ADDRESS NEW OWNER (S) AS FOLLOWS: AND RETURN RECORDED DEED TO:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Belle Christian & Brian J. Von Allmen	Amanda Belle Christian & Brian J. Von Allmen	
(NAME)	(NAME)	
210 Old Hickory Blvd. #69	210 Old Hickory Blvd. #69	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	82-4-40.00
(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 AMANDA BELLE CHRISTIAN, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO AMANDA BELLE CHRISTIAN AND HUSBAND BRIAN J. VON ALLMEN, 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 NO. 69 IN A HORIZONTAL PROPERTY REGIME SHOWN ON THE PLAT OF BELLE FORREST, AS OF RECORD IN BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO AMANDA BELLE CHRISTIAN BY SPECIAL WARRANTY DEED FROM CITIFINANCIAL MORTGAGE COMPANY, INC., RECORDED ON THE 21ST DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031121-0169832, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 210 OLD HICKORY BLVD, #69, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the _____ day of **FEBRUARY, 2011.**

AMANDA BELLE CHRISTIAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA BELLE CHRISTIAN, 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 11th day of FEBRUARY, 2011.

MIKE NEWBILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-7-2011

HOLD HARMLESS AGREEMENT
REGARDING UNAPPROVED CONVEYANCES

We, the undersigned Grantor of the above referenced property do hereby acknowledge we have been made aware that the following language (or a similar variant) exists in the lien against the subject property:

Transfer of the Property or a Beneficial Interest in Borrower. *As used in this Section, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.*
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

THE GRANTOR HEREBY ACKNOWLEDGES REVIEW OF THIS LANGUAGE, and in choosing to continue with the proposed conveyance, hereby agrees to Rudy Title & Escrow, LLC, their successor, assigns, and employees from any claims arising from this matter.

AMANDA BELLE CHRISTIAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA BELLE CHRISTIAN , 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 11th day of FEBRUARY, 2011.

MIKE NEWBILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-7-2011