QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110016051 DEEDQC
Recvd: 03/18/11 08:42 2 pgs
Fees:12.00 Taxes:0.00

20110318-0021215

STATE OF TN
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 10th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christi Witcher and Shana Summers	SAME	
(NAME)	(NAME)	
214 Old Hickory Blvd., #171		
(ADDRESS)	(ADDRESS)	142 04 0A 171.00
Nashville, TN 37221		
(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 **Christi J. Witcher, unmarried**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Christi J. Witcher, unmarried, and Shana Summers, unmarried, as Tenants in Common with Rights of Survivorship**, 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. 171 OF BELLE FOREST, A HORIZONTAL PROPERTY REGIME ESTABLISED BY MASTER DEED OF RECORD IN BOOK 5438, PAGE 699, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 5200; PAGE 167; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTI J. WITCHER BY WARRANTY DEED FROM TONI A. RODGERS, AN UNMARRIED PERSON, DATED MAY 25, 2001, OF RECORD IN INSTRUMENT NUMBER 20010530-0055790, SAID REGISTER'S OFFICE.

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 (**X**) **improved** property known as 214 Old Hickory Boulevard, #171, Nashville, Tennessee 37221.
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the ____ day of March, 2011.

Christi J. Witcher

STATE OF Tennessee)
COUNTY OF Davidson)

MICHELLE ESCOBEDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christi J. Witcher**, 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 8th day of March, 2011.

Notary Public

My Commission Expires: 5-8-12

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.

Witness my/our hand (s) this the 8th day of March, 2011.

Christi J. Witcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christi J. Witcher**, 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 8th day of March, 2011.

Notary Public

My Commission Expires: 5-8-12

MICHELLE ESCOBEDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
CHRISTI WITCHER
214 OLD HICKORY BLVD
#171
NASHVILLE, TN 37221