# QUITCLAIM DEED

G-ANM-11-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 NUMBERS |
|---|---|---|
| Stephen Anderson | Stephen Anderson | |
| (NAME) | (NAME) | |
| 807 18th Avenue South #304 | 807 18th Avenue South #304 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37203 | 92-16-C-304.00 CO |
| (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, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Stephen Anderson and Stacey Robshaw n/k/a Stacey Anderson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Stephen Anderson and Stacey Anderson, Husband and Wife HEREINAFTER CALLED THE GRANTEES, 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, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 304 AND PARKING SPACE NO. 32, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 807 EIGHTEENTH AVENUE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20041214-0148798, AMENDED IN INSTRUMENT NO. 20041216-0149823, INSTRUMENT NO. 20050504-0050222, RE-RECORDED IN INSTRUMENT NO. 20060109-0003220, AMENDED IN INSTRUMENT NOS. 20051123-0142078, 20070509-0055940 AND 20080314-0026174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "E" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN ANDERSON, UNMARRIED AND STACEY ROBSHAW, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM BRUCE ZEITLIN, A/K/A BRUCE D. ZEITLIN AND WIFE, BETH ZEITLIN, A/K/A BETH M. ZEITLIN, RECORDED ON THE 1ST DAY OF MAY, 2006 IN INSTRUMENT NO. 20060501-0049830, IN THE REGISTER'S OFFICE OFDAVIDSON COUNTY, TENNESSEE.

STEPHEN ANDERSON AND STACEY ROBSHAW HAVING SINCE MARRIED. STACEY ROBSHAW IS NOW KNOWN AS STACEY ANDERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved ( X ) property, known as 807 18th Avenue South, Nashville, Tennessee 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20110020741 DEEDQC
Recvd: 04/08/11 10:35 2 pgs
Fees:12.00 Taxes:0.00

20110408-0027301

Witness my/our hand(s) this 30th day of March, 2011.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Anderson and Stacey Anderson, 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 30th day of March, 2011.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212