Prepared by:
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MANIER & HEROD, a Tennessee Professional Corporation
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150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

301 Demombreun Street
Unit 1712

BILL GARRETT, Davidson County
Trans:T20110024125 DEEDQC
Recvd: 04/25/11 15:27 4 pgs
Fees:22.00 Taxes:0.00
20110425-0031535

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Parvathi & Sam Gaddipati **4314 Glen Eden Drive** **Nashville, TN 37205**	**(SAME)**	**Map Part of 93-6** **Parcel 43**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, PARVATHI GADDIPATI and SAM GADDIPATI, wife and husband, (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entirety, do hereby quitclaim and convey in fee simple unto ourselves, PARVATHI GADDIPATI and SAM GADDIPATI, (hereinafter "Grantee") as tenants in common, our successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, know as Unit 1712 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of record; (3) All easements of record; (3) All matters appearing on the plan of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable governmental and zoning regulations.

#543861

BEING THE SAME property conveyed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, to Parvathi Gaddipati and Sam Gaddipati, wife and husband, by deed of record as Instrument No. 20080701-0067665, dated June 30, 2008.

This is improved property known as 301 Demombreun Street, Unit 1712, Nashville, TN 37201.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and Grantee as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 21st day of April, 2011.

Parvathi Gaddipati
PARVATHI GADDIPATI, Grantor

Sam Gaddipati
SAM GADDIPATI, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Laurie Matthews, a Notary Public of this County, PARVATHI GADDIPATI, 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 within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of April, 2011.

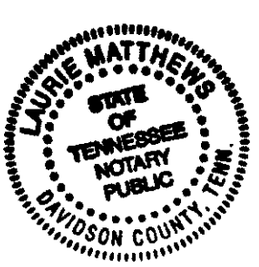


Laurie Matthews
Notary Public
My Commission Expires: 11/5/2014

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Laurie Matthews, a Notary Public of this County, SAM GADDIPATI, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21st day of April, 2011.



Laurie Matthews
Notary Public
My Commission Expires: 11/5/2014

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409 (a)(3(A) OF THE TENNESSEE CODE ANNOTATED.



Parvathi Gaddipati
PARVATHI GADDIPATI, Grantee

Sam Gaddipati
SAM GADDIPATI, Grantee

Sworn and subscribed to before me this 21st **day of** April **, 2011.**

My Commission Expires: 11/5/2014

Laurie Matthews
Notary Public