Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jill & Daniel Talbert 3804 A Abbott Martin Rd. Nashville, TN 37215	Part of Map 117-11 Parcel 21	Daniel Talbert 3804 A Abbott Martin Rd. Nashville, TN 37215
This instrument prepared by: Woods and Woods, PC P.O. Box 128498, Nashville, TN 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance as tenant in common to JILL TALBERT, I, DANIEL TALBERT by these presents do hereby quitclaim and convey unto JILL TALBERT, her successors and assigns, fifty percent (50%) of my interest as a tenant in common in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Unit No. 204, together with garage No. D-1 together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of records as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Daniel Talbert by deed from the Garden Partners, a Tennessee General Partnership, as of record in instrument no. 200405100052892, Register's Office for Davidson County, Tennessee.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110031777 DEEDQC
Recvd: 05/27/11 12:35 2 pgs
Fees:12.00 Taxes:0.00
20110527-0040818

This improved property located at and known as 2025 Woodmont Boulevard, #204, Nashville, TN 37215. Said Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set our hands on this the 11th day of May, 2011.

Daniel Talbert

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, Anita S. Henley a Notary Public in and for said County and State, the within named Daniel Talbert, the barganor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Smyrna, TN, this 11th day of May, 2011.

ANITA S. HENLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

06/21/14

My Commission Expires

STATE OF Tennessee

COUNTY OF Rutherford

The actual consideration or true value, whichever is greater for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 11th Day of May 2011

Notary

ANITA S. HENLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD