BILL GARRETT, Davidson County
Trans:T20110034792 DEEDQC
Recvd: 06/10/11 10:28 3 pgs
Fees:17.00 Taxes:0.00
20110610-0044577

This instrument prepared by:
Neil Grogan
3523 Trimble Road
Nashville, Tennessee 37215

QUITCLAIM DEED

TITLE OF DOCUMENT

Order No. 6990665

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Maura K. Cunningham 3523 Trimble Road Nashville, Tennessee 37215	Maura K. Cunningham 3523 Trimble Road Nashville, Tennessee 37215	Map/Parcel: 131050F00200C

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Neil Grogan and Maura K. Cunningham Grogan, husband and wife** by these presents do hereby quitclaim and convey unto the said **Maura K. Cunningham, a married woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Spouse from Title.

Being the same property conveyed to Neil Grogan and wife, Maura K. Cunningham Grogan by Deed from Taphed Partners, a Tennessee General Partnership of record as Document No. 20070724-0087671, said Register's Office.

This is unimproved ( ) property known as 3523 Trimble Road, Nashville, Tennessee 37215
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 18 day of May, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Neil Grogan

Maura K. Cunningham

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Ann Stathos Donnell, a Notary Public in and for said County and State, **Neil Grogan and Maura K. Cunningham** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville TN this 18 day of May, A.D., 2011.

NOTARY STAMP/SEAL

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

Notary Commission Expires: 01/07/13

Ann Stathos Donnell

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 10.

Subscribed and sworn to before me this the 18 day of May, 2011.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 01/07/13

Ann Stathos Donnell

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Form No. 3301 (01/08)
Short Form Commitment

ORDER NO: **6990665n**
FILE NO: **6990665n**
CUSTOMER REF: **1538098400**

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF TAPHED TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAPHED TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND NO COMMON ELEMENTS, OF RECORD AS INSTRUMENT NO. 20061222-01 58539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF TAPHED TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND NO COMMON ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20061222-0158539, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Being all of that certain property conveyed to NEIL GROGAN AND WIFE, MAURA K. CUNNINGHAM GROGAN from TAPHED PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed dated July 20, 2007 and recorded July 24, 2007 of Instrument No. 20070724-0087671 of official records.

APN #: **131050F00200C**

CUNNINGHAM TN
43687700
FIRST AMERICAN ELS
QUIT CLAIM DEED

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING