QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110036104 DEEDQC
Recvd: 06/16/11 11:51 2 pgs
Fees:12.00 Taxes:0.00

20110616-0046221

G-PGM-02-9310

STATE OF TENNESSEE
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 21st DAY OF December, 2010

Notary Public

MY COMMISSION EXPIRES: 5-20-14 (AFFIX SEAL)

MARY FRANCES BRYANT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

~~September 20, 2002~~

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 NUMBER (S)
Cindy Brown Ronveaux (NAME)	Cindy Brown Ronveaux (NAME)	
931 Russell St., Apt. B (ADDRESS)	398 Grovehurst Lane (ADDRESS)	**82-16-D-1 CO**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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 **BRENDAN DONELSON** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **CINDY BROWN RONVEAUX**, 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:

A CERTAIN INTEREST IN LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF LOOKOUT FLATS CONDOMINIUMS AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD BEGINNING AT BOOK 11574, PAGE 878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS ESTABLISHED PURSUANT TO THE HORIZONTAL PROPERTY ACT OF THE STATE OF TENNESSEE. REFERENCE IS HEREBY MADE TO THE PLAT FOR LOOKOUT FLATS CONDOMINIUMS ATTACHED TO THE MASTER DEED AS AN EXHIBIT TO THE MASTER DEED. THIS CONVEYANCE IS MADE TOGETHER WITH THE INTEREST IN THE COMMON ELEMENTS AS SET OUT IN THE MASTER DEED AND THE LIMITED COMMON ELEMENTS DESCRIBED AS B INCLUDING THOSE LIMITED COMMON ELEMENTS IN BASEMENT AND PARKING AREAS.

BEING THE SAME PROPERTY CONVEYED TO BRENDAN DONELSON, MARRIED BY DEED FROM LYNN JACKSON, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20021008-0122277, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 11574, PAGE 878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

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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
( ) unimproved
(X) improved
property known as **931 Russell St., Apt. B Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 29th day of December, 2010.

Brendan Donelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brendan Donelson, 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 29th day of December, 2010.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.*