BILL GARRETT, Davidson County
Trans:T20110045874 DEEDQC
Recvd: 07/28/11 13:56 2 pgs
Fees:12.00 Taxes:0.00
20110728-0057875

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew C. Clarke 2870 Sanford Road Nolensville, TN 37135	Same as new owner	043-13-0A-033.00 CO

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 consideration, the receipt of which is hereby acknowledged, I, **NELSON WENNERLUND, married**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **MATTHEW C. CLARKE, married**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Apartment Unit Number 3-1, of Robin Hood Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed Exhibit "A" for the source of title of the said Grantor, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed by Warranty Deed from Lawson H. Hardwick, III, to Nelson Wennerlund and Anthony Chaboya, as of record at Instrument No. 20070905-0106398, Davidson County Register of Deeds. Being then further conveyed by Quitclaim Deed from Anthony Chaboya to Nelson Wennerlund, as of record at Instrument No. 20080404-0034088, said Register's Office.

NOTE: This property was never the residence of the Grantor.

This is improved property known as **323 Forest Park Road, Unit 3-1, Nashville, Tennessee 37115 .**

Witness my hand this 25 day of July, 2011:

Nelson Wennerlund

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NELSON WENNERLUND,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25 day of July, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 25 day of July, 2011:

Notary Public

My Commission Expires: 8-3-14

