BILL GARRETT, Davidson County
Trans:T20110045874 DEEDQC
Recvd: 07/28/11 13:56 2 pgs
Fees:12.00 Taxes:0.00
20110728-0057876

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	133-15-0A-059.00 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:

Unit K-1, of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from BBH Investments, a Tennessee and General Partnership composed of John B. Bearden, Stevenson F. Barnes, and Lawson H. Hardwick, III, to Nelson Wennerlund and Anthony Chaboya, as of record at Instrument No. 20070905-0106616, Davidson County Register of Deeds; and being then further conveyed by Quitclaim Deed from Anthony Chaboya to Nelson Wennerlund, as of record at Instrument No. 20080404-0034087, said Register's Office.

Note: This was never the residence of the Grantor herein.

This is improved property known as **320 Welch Road, Unit K-1, Nashville, Tennessee 37211 .**

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

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

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF July, 2011:



Notary Public

My Commission Expires: 6.7.14