BILL GARRETT, Davidson County
Trans:T20110052491 DEEDQC
Recvd: 08/25/11 12:54 2 pgs
Fees:12.00 Taxes:0.00
20110825-0065847

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 212
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Jessica Mears
1350 Rosa L. Parks Blvd
Nashville, TN, 37216

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This Quitclaim Deed is being prepared based on information furnished by the parties without the benefit of title search and the preparer assumes no responsibility for the accuracy of the information contained herein or to the effect of title.

Map & Parcel: **81-12-OB/452.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Jessica Mears nka Jessica Mears Kondus

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Jessica Mears Kondus and Terra J. Mears, as joint tenants with the rights of survivorship

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 214, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jessica Mears, unmarried by Warranty Deed from Werthan IV, LLC, a Tennessee Limited Liability Company dated December 22nd, 2008 and filed for record on January 7th, 2009 as Instrument No. 20090107-0001626, in the Register's Office for Davidson County, Tennessee.

The said grantee, its heirs, successors and assigns, takes title to the property subject to the following restrictions relating to its use, which shall be deemed a Covenant running with the land but which shall terminate and be deemed of no further force and effect five (5) years from date of original conveyance from the developer. The property must be rented or owned by an individual or individuals whose household earnings are eighty percent (80%) or less or the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD. The property is subject to the affordable restriction as provided in Master Deed 20070117-0006776, and amended in 20071220-0146056, Register's Office for Davidson County, Tennessee.

This property is not and has never been the marital residence of Jessica Mears.

Jessica Mears and Jessica Mears Kondus are one and the same person

This Property is commonly known as: **1350 Rosa L. Parks Blvd. Unit #214, Nashville, Tennessee 37208.**

WITNESS OUR HANDS this 23rd day of August, 2011.

Jessica Mears Kondus

STATE OF Tennesese
COUNTY OF Davidson

Before me, Amber Glasgow a Notary Public in and for said County and State, personally appeared Jessica Mears, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as herr free act and deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2011.

AMBER GLASGOW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Amber Glasgow

My commission expires: 4/20/2015

STATE of TENNESSEE
COUNTY of Sumner

The actual consideration for this transfer is $ $1.00.

Jessica Mears Sanders
Affiant

Sworn to and subscribed to before me this 23rd day of August, 2011.

My commission expires: 4/20/2015

Amber Glasgow
Notary Public

AMBER GLASGOW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY