NAME/ADDRESS NEW OWNER:
Patricia J. McBroom
370 Wallace Road, Unit D 23
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Sidwell, Barrett & Welch, P.C
121 First Avenue South, Suite 200
Franklin, TN 37064

SEND TAX BILLS TO:
SAME

Map/Parcel 147-3-B-4000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Patricia J. McBroom ("Grantor")** has bargained and sold and does hereby quitclaim, transfer and convey to **Morgan Sulcer, Trustee, ("Grantee")** her successors and assigns, forever, being that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Unit No. D-23 on the Plan of Southern Hills Condominiums, as forth in Exhibit A-2 to the Master Deed and By-Laws of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia J. McBroom by deed from Ryan B. Smith and wife Melissa J. Smith of record in Instrument No. 20010430-0043100 Register's office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 03 day of Nov, 2011.

Patricia J. McBroom

Patricia J. McBroom

BILL GARRETT, Davidson County
Trans:T20110070554 DEEDQC
Recvd: 11/08/11 13:28 2 pgs
Fees:12.00 Taxes:0.00
20111108-0087352

And now, I, the said **Morgan Sulcer, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Patricia J. McBroom, Kimberly J. Petkish, Kenneth F. McBroom and Thomas C. McBroom, as Tenants in Common with Rights of Survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 3rd day of November, 2011.

Morgan Sulcer

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Patricia J. McBroom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of November, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ WILSON (11))

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Morgan Sulcer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of November, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON