BILL GARRETT, Davidson County
Trans:T20110082705 DEEDQC
Recvd: 12/30/11 10:07 2 pgs
Fees:12.00 Taxes:0.00
20111230-0102124

THIS INSTRUMENT WAS PREPARED BY:
Ralph Carter, Attorney-at-Law
Merritt, Webb, Wilson & Caruso PLLC
215 Centerview Drive, Suite 263, Brentwood Tennessee 37027

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
1708 Araby Drive Brentwood, TN 37027	New owner	4 (142-14/130) 5 (142-14/131)

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 30 day of Dec, 2011, by and between David Russell and wife, Joanne Russell, ("Grantors") and Joanne Russell ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and forever quitclaim unto Grantee, Grantee's heirs, successors and assigns, all of Grantors' right, title and interest in and to the following described real estate, TO WIT:

> Unit Nos. 4B and 5B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David Russell and Joanne Russell by Warranty Deed dated May 26, 2006 and filed with the Register's Office for Davidson County, Tennessee, and bearing document tracking number 20060606–0066770.

The above-described property is improved property commonly known as 604B and 608B McPherson Court S., Nashville, Tennessee 37221.

This deed was prepared from information supplied by the parties and the legal description of the property was obtained from the deed provided by the parties.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to Master Declaration of Covenants Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, Bylaws of McPherson Place Townhomes Corporation and Charter of McPherson Place Townhomes Corporation, restrictions of record.

Witness my hand this 30 day of Dec, 2011.

David Russell
David Russell

Witness my hand this 30 day of December, 2011.

Joanne Russell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, J. R. Bingham, the undersigned Notary Public in and for said County and State, the within named Grantors, David Russell and Joanne Russell, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 30 day of, Dec, 2011.

Notary Public
My commission expires : Nov 12 2012

PURSUANT TO T.C.A. § 67-4-409(a)(3)(A)(i), THIS TRANSFER IS EXEMPT FROM RECORDATION TAX AS SUCH TRANSFER IS EFFECTED TO DISSOLVE A TENANCY BY THE ENTIRETIES IN THE PARTIES IN THE SUBJCET PROPERTY.