This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tawni Anderson 412-A McClellan Avenue Nashville, TN. 37211	New Owner	133-01-0A-002.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120001626 DEEDQC
Recvd: 01/06/12 15:41 3 pgs
Fees:17.00 Taxes:0.00
20120106-0001847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **George Laktash and Victoria Laktash, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Tawni Anderson,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 412-A McClellan Avenue, Nashville, Tennessee 37211

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 30th day of December, 2011.

George Laktash

Victoria Laktash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George Laktash and Victoria Laktash**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the ~~30th~~ 3 JAN 2012 day of ~~December~~, ~~2011~~.

Notary Public

My Commission Expires: _____

JASON BLACKSTOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 7-26-15

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 412 McClellan Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 412 McClellan Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090825-0080128, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 412 McClellan Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20090825-0080128, for a more complete identification and description of said unit.

Being all of the same property conveyed to George Laktash and Victoria Laktash, husband and wife, and Tawni Anderson, a married woman, as her sole and separate property by Warranty Deed from Craighead Development, LLC., a Tennessee Limited Liability Company, dated September 17, 2009, and recorded in Instrument No. 20090922-0088253, in Register's Office for Davidson County, Tennessee.