File Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20120003180 DEEDWARR
Recvd: 01/13/12 11:21 2 pgs
Fees:12.00 Taxes:0.00
20120113-0003721

Prepared from information furnished by the parties without benefit of title examination

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James P. Sulkowski Behnaz Barahimi Sulkowski 246 Hillsboro Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-03-0-D-246.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James P. Sulkowski and Joseph H. Sulkowski,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **James P. Sulkowski and wife, Behnaz Barahimi Sulkowski,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all her right title and interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Unit No. 246 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, pages 751 through 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, and amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to James P. Sulkowski and Joseph H. Sulkowski by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated May 20, 2009 and recorded on June 17, 2009, of record as Doc. No. 20090617-0056370, said Register's Office.

This is improved property, known as: 246 Hillsboro Place, Nashville, Tennessee 37215

WITNESS THE EXECUTION HEREOF on December 28, 2011.

James P. Sulkowski

Joseph H. Sulkowski

State of Tennessee

County of Davidson

On December 28, 2011, before me the undersigned authority, personally appeared **James P. Sulkowski** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

On December 28, 2011, before me the undersigned authority, personally appeared **Joseph H. Sulkowski** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3 2015

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on December 28, 2011.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Wldoc: QC Deed QDoc