Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120007866 DEEDQC
Recvd: 02/01/12 15:15 2 pgs
Fees:12.00 Taxes:0.00
20120201-0009266

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Shirley Rae Nelson and Shelly Case 8171 Coley Davis Road Nashville, TN 37221	New Owner	Map 141-6-0-B Parcel 24 CO

For and in consideration of the sum of $10.00 cash in hand paid, **Shelly Gardner also known as Shelly Jo Case**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Shirley Rae Nelson and Shelly Case, as joint tenants with rights of survivorship**, all of her rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 124 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, page 931, Amended in Book 11662, page 988, Book 11662, page 993, and Instrument No. 200002110014075, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made for the plan of Poplar Ridge Condominiums, as of record in Book 9700, pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Shelly Gardner, unmarried by deed from Michelle Y. Hendrix of record in Instrument No. 20021001-0119169, said Register's Office. The said Shelly Gardner is also known as Shelly Jo Case as evidenced by Final Decree of Divorce, Second Judicial District Court of the State of Nevada, No. D88-1432.

This is improved property known as **8171 Coley Davis Road, Nashville, TN 37221.**

**The information in this document has been provided solely by the parties.

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 27 day of January, 2012.

GRANTOR:

Shelly Jo Case

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Shelly Jo Case** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2012.

NOTARY PUBLIC

My Commission Expires:
1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 24 day of January, 2012.

NOTARY PUBLIC

My Commission Expires:
1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN