This Instrument Prepared by
BROKERS ESCROW SERVICES, INC.
P. O. BOX 17116
200 Nashboro Blvd.
NASHVILLE, TENNESSEE 37217

Send tax bill to:
Mary A. Noonan
409 Rivercrest Ct.
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 02/24/12 11:39 2 pgs
Fees:17.00 Taxes:0.00
20120224-0016192

MAP **94-03-A**
PARCEL **10CO**

"PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION"

QUITCLAIM DEED

For and in consideration of love and affection and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **Mary A. Noonan,** We, Mary A. Noonan and husband Viktor Lemollari, by these presents do hereby quit claim, grant and convey unto David J. Waynick, Trustee, his successors and assigns, all of my right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 10 in a Horizontal Property Regime of Magnolia Square Condominium Condominium of record in Book 6685, page 253 as shown on the Plan of Magnolia Square Condominium, appended as Exhibit B to the Master Deed of record in Book 6685, page 275, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary A. Noonan and husband, Viktor Lemollari, as tenants by the entirety, of record in Instrument No. 20010829-0093568 Register's Office for Davidson County, Tennessee.

This is improved property known as: 2258 Lebanon Road, Unit 10, Nashville, Tn 37214

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 23rd day of February, 2012.

Notary Public

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

And now, I, the said David J. Waynick , Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **Mary A. Noonan,** all

of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of February, 2012.

Viktor Lemollari

Viktor Lemollari

Mary A. Noonan

Mary A. Noonan

David J. Waynick, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Mary A. Noonan and husband Viktor Lemollari, the bargainors, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of February , 2012.

Notary Public
My commission expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named David Waynick, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of February , 2012.

Notary Public
My Commission expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

CERTIFICATION

I, Thomas B. Luck, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Thomas B. Luck

State of Tennessee, County of Davidson

On this 23rd day of February, 2012, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Thomas B. Luck, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick
My Commission Expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015