This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 03/06/12 11:54 2 pgs
Fees:12.00 Taxes:0.00
20120306-0019565

ADDRESS NEW OWNER:
James Kenneth Wilks Wright
301 Demonbreun St #1219
Nashville, TN 37210

SEND TAX BILL TO:
Owner

Map & parcel; 133160A07600CO

MORTGAGEE:
David D. Clariday and wife, Sara J. Clariday
11161 Lebanon Road
Mt Juliet, TN 37122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **Brad Warren and Brett Warren** hereinafter called the "GRANTORS", have bargained and sold , and by these presents, do transfer and convey all right, title and interest that they may have in and to the following described real property unto **James Kenneth Wilks Wright**, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. G-13 on the Plan of Barcelona Condominiums created under Title 66, Chapter 27, Section 101 et. Seq. As amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to James Kenneth Wright of record in Instrument No. 20070716-0084091 Register's Office for Davidson County, Tennessee.

James Kenneth Wilks Wright, James Kenneth Wright, and Kenneth Wright are one and the same person.

Subject real property has not been used as marital property by Grantors.

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 for 2012 and subsequent years.

This is improved property known as 270 Tampa Drive, #G-13, Nashville, TN 37217

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

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

WITNESS my hand this the 5th day of March, 2012.

Brad Warren

Brett Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brad Warren**, **and Brett Warren**, 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 Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2012.

NOTARY PUBLIC
MyCommissionExpires:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 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 day of March, 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 R. Waynick

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