BILL GARRETT, Davidson County
Trans:T20120016773 DEEDQC
Recvd: 03/07/12 09:49 2 pgs
Fees:12.00 Taxes:0.00
20120307-0019928

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James Cristaldi and Cristaldi Family Trust 711 McPherson Drive Nashville, TN 37221	New Owner	Map 142-14-0-C Parcel 005.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the undersigned Vincent Cristaldi, hereinafter the GRANTOR, does hereby quitclaim and convey unto Vincent Cristaldi and Lisa Gillis, Trustees of the Cristaldi Family Trust, all of his right, title and interest in and to certain property in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
Unit No. 2B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701.

Subject to Master Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, By-Laws of McPherson Place Townhomes Corporation and Charter of McPherson Place Townhomes Corporation, restrictions of record.

Being the same property conveyed to Vincent Cristaldi and James Cristaldi by special warranty deed from Fannie Mae A/K/A Federal National Mortgage Association as of record in Instrument No. 20101005-0079706, Registers office for Davidson County, Tennessee.

This is improved property known as 711 McPherson Drive, Nashville, TN 37221.

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 his hand this 23 day of February, 2012

Vincent Cristaldi

Vincent Cristaldi

STATE OF New York
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent Cristaldi with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed.

Witness my hand and official seal at ~~Nashville~~ Greenwich NY, ~~TN~~ this 23 day of February 2012.

Susan Saltis

NOTARY PUBLIC

My Commission Expires: 2.13.14

Susan Saltis
Notary Public, State of New York
Qualified in Warren Cty.
Reg # 01SA6140764
My Commission Expires 02/13/2014

STATE OF
COUNTY OF New York

The actual consideration for this transfer is $ -0-.

Rosa Gumis

Affiant

Subscribed and sworn to before me, this the 23 day of Feb, 2012.

Susan Saltis

NOTARY PUBLIC

My Commission Expires: 2.13.14

Susan Saltis
Notary Public, State of New York
Qualified in Warren Cty.
Reg # 01SA6140764
My Commission Expires 02/13/2014