BILL GARRETT, Davidson County
Trans:T20120043820 DEEDQC
Recvd: 06/14/12 08:32 4 pgs
Fees:22.00 Taxes:0.00
20120614-0051975

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 10462379 djl

QUITCLAIM DEED TO CREATE TENANCY-IN-COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
JOSEPH W. WALKER, III STEPHANIE HALE WALKER 9539 Sanctuary Place Brentwood, Tennessee 37207	JOSEPH W. WALKER, III STEPHANIE HALE WALKER 9539 Sanctuary Place Brentwood, Tennessee 37207	Parcel ID: 093130D05100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JOSEPH W. WALKER, III and STEPHANIE HALE WALKER (a/k/a STEPHANIE M. HALE), by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JOSEPH W. WALKER, III and wife, STEPHANIE HALE WALKER, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 700 12th Avenue South, Unite R 703, Nashville, TN.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 29th day of MAY, 2012.

JOSEPH W. WALKER, III

STEPHANIE HALE WALKER
(a/k/a STEPHANIE M. HALE)

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOSEPH W. WALKER, III and STEPHANIE HALE WALKER (a/k/a STEPHANIE M. HALE), the within named 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 29th day of May, 2012.

Notary Public

My Commission Expires:
11-3-15

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of May, 2012.

Notary Public

My Commission Expires:
11-3-15

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 29th day of May, 2012.

Notary Public

My Commission Expires:
11-3-15

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. R 703, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended , Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, and Instrument No. 20090325-0026808. said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plat for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JOSEPH W. WALKER, III and STEPHANIE HALE WALKER (a/k/a STEPHANIE M. HALE), by deed of record instrument number 20090403-0030251, Register's Office of Davidson County, Tennessee.

10462379.1