When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
7752955 1-Record 1st

BILL GARRETT, Davidson County
Trans:T20120047340 DEEDQC
Recvd: 06/27/12 11:49 4 pgs
Fees:22.00 Taxes:0.00
20120627-0056325

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
052130B14600CO

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 27 day of August, 2012, by and between PATTI M. DUKE, A MARRIED WOMAN, WHO TOOK TITLE AS UNMARRIED, 3040 PENN MEADE WAY, NASHVILLE, TN 37214 hereinafter referred to as Grantor(s) and PATTI M. DUKE AND ROBERT KOBLINSKY, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 3040 PENN MEADE WAY, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 3040 PENN MEADE WAY, NASHVILLE, TN 37214
Property Tax ID No.: 052130B14600CO
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 20041202, PAGE 014, Recorded: 12/02/2004

Assessor's parcel No. 052130B14600CO

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

PATTI M. DUKE

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Patti M. Duke, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 27 day of January 2012

Notary Public
Commission expires: 11-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Patti M Duke

Subscribed and sworn to before me this 27 day of January 2012.

Notary Public Tonya Greer
Commission Expires 11-8-13

Name and address for person(s) responsible for taxes:

PATTI M. DUKE AND ROBERT KOBLINSKY
3040 PENN MEADE WAY
NASHVILLE, TN 37214

Name and address of property owner:

PATTI M. DUKE AND ROBERT KOBLINSKY
3040 PENN MEADE WAY
NASHVILLE, TN 37214

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT 'A'

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 184, ON THE PLAN OF CONDOMINIUM SITE PLAN OF RIVER GLEN, PLANNED UNIT DEVELOPMENT, PHASE IV, SECTION 2, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 858, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERNECE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TAX ID NO: 052130B14600CO

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: ANDREW R. MCBREEN, UNMARRIED
GRANTEE: PATTI M. DUKE, UNMARRIED
DATED: 11/19/2004
RECORDED: 12/02/2004
DOC#/BOOK-PAGE: 20041202-0143811

ADDRESS: 3040 PENN MEADE WAY, NASHVILLE, TN 37214



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7742 2/8/2012 77529551/1