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BILL GARRETT, Davidson County
Trans:T20120055869 DEEDQC
Recvd: 07/30/12 14:53 3 pgs
Fees:17.00 Taxes:0.00
20120730-0067061

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 20 day of July, 2012.

Notary Public: _____
My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-24-2013

ADDRESS OF NEW OWNER:
Walter C. Watkins, Jr.
602 Clayborne Court
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL:
131-05-C-602.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Che D. Watkins, unmarried and Celeste M. Watkins-Hayes, married**, (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Walter C. Watkins, Jr. and wife, Harriett Watkins**, (hereinafter referred to as "**GRANTEES**") its successors and assigns, in and to the following described tract of land:

A part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being: Unit No. 602 on the said section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Walter C. Watkins, Jr. and wife, Harriett Watkins, and Che D. Watkins, unmarried, and Celeste M. Watkins-Hayes, married, by Quitclaim Deed from Walter C. Watkins, Jr. and wife, Harriett Watkins, dated March 9, 2010, of record in Instrument No. 20100315-0019327, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 602 Clayborne Court, Nashville, TN 37215.

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.

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

IN WITNESS WHEREOF, this document was executed this 20th day of July, 2012.

Celeste M. Watkins-Hayes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Celeste M. Watkins-Hayes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

20TH Witness my hand and official seal at NASHVILLE, TENNESSEE, this day of July, 2012.

NOTARY PUBLIC

My Commission Expires: July 6, 2015

MARIE BAILEY BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, this document was executed this 19 day of July, 2012.

Che D. Watkins

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Che D. Watkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 19 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: _____

KARMELLE J WHITE
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 13, 2015