(3)

BILL GARRETT, Davidson County
Trans:T20120055869 DEEDQC
Recvd: 07/30/12 14:54 2 pgs
Fees:12.00 Taxes:0.00
20120730-0067063

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: Coreen Newsome

Subscribed and sworn before me, this the 27th day of July, 2012.

Notary Public: _____
My Commission Expires: 09-24-2013

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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 GO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Walter C. Watkins, Jr. and wife, Harriett Watkins**, (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 and Che D. Watkins, unmarried and Celeste M. Watkins-Hayes, married**, (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.

Walter C. Watkins, Jr.

Harriett Watkins

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, 20th Tennessee this 20th day of July, 2012.

NOTARY PUBLIC

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

My Commission Expires: