QUITCLAIM DEED

STATE OF New York
COUNTY OF Nassau

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Charles C. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 03/20/2014
(AFFIX SEAL)

THERESA A. ZOVEWA
Notary Public - State of New York
No. 01JI6142380
Qualified in Kings County
My Commission Expires Mar. 20, 2014

7/18/12

G-VRES-06-1013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles S. Gardner and Janice Gardner	Charles S. Gardner and Janice Gardner	
(NAME)	(NAME)	
409 Field Point Rd.	409 Field Point Rd.	105-01-0-153.00
(ADDRESS)	(ADDRESS)	
Greenwich, CT 06830	Greenwich, CT 06830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE CHARLES C. GARDNER, MARRIED HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO CHARLES S. GARDNER AND JANICE GARDNER TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, B.F. SHIELDS' HEIRS ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 31, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES S. GARDNER AND JANICE GARDNER, MARRIED AND CHARLES C. GARDNER, UNMARRIED, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM MARK T. HARVEY AND A. CELESTE HARVEY, HUSBAND AND WIFE OF RECORD IN DOCUMENT NUMBER 20060808-0097443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES, B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 31, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

****SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF CHARLES C. GARDNER.**

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as 1013 15th Avenue South Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120056150 DEEDQC
Recvd: 07/31/12 11:39 2 pgs
Fees:12.00 Taxes:0.00

20120731-0067416

Witness my/our hand (s) this the 18 day of JULY, 2012.

Charles C. Gardner
Charles C. Gardner

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles C. Gardner,** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2012.

OLUSHOLA JIBOYEWA
Notary Public - State of New York
No. 01JI6142390
Qualified In Kings County
My Commission Expired May. 20, 2014

Notary Public

My Commission Expires: 05/20/14

7/18/12

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212