BILL GARRETT, Davidson County
Trans:T20120064262 DEEDQC
Recvd: 08/28/12 09:55 3 pgs
Fees:17.00 Taxes:0.00
20120828-0077393

Prepared by

CALLAHAN WITHERINGTON, PLLC

209 10th Avenue South * Phone 615-712-8669**
Nashville, TN 37203

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Edward Clark Comperry, do hereby convey remise, release and forever quitclaim unto David Comperry, his heirs and assigns, all right, title and interest, if any, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. 33 as shown on the Plat of Versailles Apartments (a condominium), of record in Plat Book 5050, Page 80, Register's Office for said county, which is a condominium Plat.

This being the same property out of what has been designated in the Davidson County Tax Assessor's Office as Parcel 117 03 0A 033.00

THIS BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. COMPERRY AND HARRIET P. COMPERRY, AS TENANTS BY ENTIRETY AS TO A 1/2 UNDIVIDED INTEREST, BY WARRANTY DEED FROM WILLIAM M. COLSHER, FOUND OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE IN DEED BOOK 9823, PAGE 655. THE SAID WILLIAM D. COMPERRY DIED TESTATE, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE ON NOVEMBER 16, 2007 THEREBY VESTING SOLE FEE SIMPLE TITLE, AS TO A 1/2 UNDIVIDED INTEREST, IN HARRIET P. COMPERRY AS THE SURVIVING TENANT. THE SAID HARRIET P. COMPERRY DIED TESTATE A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, ON AUGUST 20, 2010. UNDER ITEM V OF THE LAST WILL AND TESTIMATE OF HARRIET P. COMPERRY, SUBJECT PROPERTY WAS DEVISED ONE-HALF TO DAVID COMPERRY AND ON-HALF TO JANET COMPERRY AND CLARK COMPERRY. ALL AFOREMENTIONED BENEFICIARIES, EXCEPT DAVID P. COMPERRY, HAVE DISCLAIMED THEIR INTEREST IN THE SUBJECT PROPERTY, THEREBY VESTING SOLE FEE SIMPLE TITLE, AS TO 1/2 UNDIVIDED INTEREST, IN DAVID P. COMPERRY AS THE SOLE REMAINING BENEFICIARY.

*CORRECTED EXECUTOR'S DEED WAS RECORDED UNDER INSTRUMENT NO. 201208220075652, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN. SUCH DEED WAS RECORDED, PURSUANT TO COURT ORDER TO REOPEN ESTATE TO CORRECT DEED WHICH WAS ATTACHED TO SAID DEED AS EXHIBIT "A", FOR THE PURPOSE OF CORRECTING AN ERROR IN THE PRIOR DEED WHICH OMITTED TWO INTERESTED PARTIES. THOSE PARTIES WHICH JOINED IN THE CONVEYANCE WERE JANET COMPERRY AND CLARK COMPERRY AS ADDITIONAL GRANTORS FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST THEY MAY HAVE OBTAINED IN ACCORDANCE WITH THE LAST WILL AND TESTAMENT OF HARRIET P. COMPERRY.

This instrument and the interest released and quitclaimed are subject to such limitations,

encumbrances, easements and restrictions as may affect the premises.

WITNESS my Hand and Seal this 23rd day of August, in the year of our Lord Two Thousand Twelve.

Edward Clark Comperry

EDWARD CLARK COMPERRY

STATE OF OHIO)
COUNTY OF MONTGOMERY)

On this the 23 day of August, 2012, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **EDWARD CLARK COMPERRY** to me known to be the person described in and who executed the foregoing instrument and acknowledged himself to be **EDWARD CLARK COMPERRY**, the within named bargainor, and that he is authorized so to do, executed same for the purpose therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

Skylla J Thrupp
Notary Public

My Commission Expires:
July 2017

AFFIDAVIT OF VALUE

I 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 $0*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

***ALL TRANSFER TAX WAS PAID AT TIME OF RECORDING OF THE ORIGINAL DEED UNDER INSTRUMENT NUMBER REFERENCED ABOVE.**

Edward Clark Comperry
AFFIANT

SWORN TO AND SUBSCRIBED before me, this the 23 day of August, 2012.

Skylla J Thrupp
Notary Public

MAIL TAX BILLS AND DEED TO:
DAVID P. COMPERRY
3000 HILSBORO ROAD #33
NASHVILLE, TN 37115

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
DAVID P. COMPERRY
3000 Hillsboro Road #33
Nashville, TN 37115

THIS INSTRUMENT PREPARED BY:
CALLAHAN WITHERINGTON, PLLC
209 10TH AVENUE S
SUITE 506
NASHVILLE, TN 37203