QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant Mamie D. Reynolds

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 DAY OF Aug, 2012.

(Affix Seal) Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES June 22, 2015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mamie D. Reynolds	SAME	161.14-0B-220.00 CO
220 Highland Villa Circle		
Nashville, TN 37211		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Andrea Leigh Johnson f/n/a Andrea Reynolds, unmarried,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey **an undivided half interest** unto **Mamie D. Reynolds, unmarried** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

"EXHIBIT A"

Land in Davidson County, Tennessee, being Unit No. 220 on the Plan of Condominium Site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, as of record in Book 7278, page 312; Amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; and Book 8199, page 149, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act," as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions, and options, burdens, assessments, and other undertakings contained in the Master Deed, of record in Book 7278, page 312; Amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; and Book 8199, page 149, Register's Office for said County.

Being the same property conveyed to Mamie D. Reynolds and Andrea Reynolds by Deed from Bryan R. Ahrens and wife, Melody Ahrens of record in Inst # 200106070059998 recorded June 7, 2001, Register's Office for Davidson County, Tennessee.

Andrea Reynolds k/n/a Andrea Leigh Johnson

BILL GARRETT, Davidson County
Trans: T20120065499 DEEDQC
Recvd: 08/31/12 11:29 1 pgs
Fees: 12.00 Taxes: 0.00

20120831-0078924

This is ( ) unimproved property:

(X) improved property known as: **220 Highland Villa Circle, Nashville, TN 37211**

Witness my hand this 17 day of August, 2012:

Andrea Leigh Johnson f/n/a Andrea Reynolds

Andrea Leigh Johnson f/n/a Andrea Reynolds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Andrea Leigh Johnson**, the bargainor(s), 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 with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 17 day of August, 2012.

Notary Public

My Commission Expires: July 8, 2013

JAMES BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY