This Instrument Prepared By:
Law Office of Matt Potempa, PLLC
222 Second Avenue North, Suite 360M
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20120068658 DEEDQC
Recvd: 09/12/12 14:01 3 pgs
Fees:17.00 Taxes:0.00
20120912-0082846

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Willie C. Crosslin**, a widow, hereinafter called Grantor, has bargained and sold and by these presents does hereby quitclaim and convey to **Connie S. Hartman, Trustee of the Willie C. Crosslin Living Trust Agreement,** all of my rights, title, life estate and interest in and to the following described tract of land to wit.

**BEING** Unit No. 212 on the Plan of Pepper Ridge Condominiums, Phase III, a Horizontal Property Regime of record in Plat Book 7900, page 42, Register's Office for said County, to which reference is made for a more complete description.

**BEING** the same property conveyed to William C. Crosslin and Willie C. Crosslin, husband and wife, by Warranty Deed, from Mary Louise McDonald, of record in Instrument No. 200005310054062, in Register's Office of Davidson County, Tennessee. Willie C. Crosslin was predeceased by her husband, William C. Crosslin, on record with the Office of Vital Records, Metropolitan Government of Nashville & Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO:

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee /code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 7466, page 248 as amended in Book 7779, page 48; Book 8026, page 588 and Book 8672, page 17 all in the Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8856, page 867 as amended in Book 9321, page 18, in said Register's Office.

By-Laws of record in Book 11634, page 91 in Register's Office for said county.

Surveyors Certificate of Correction of record in Book 8163, page 839 in said Register's Office.

All other easements and restrictions of record in said Register's Office

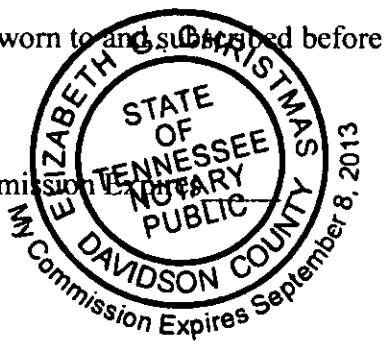
**AFFIDAVIT**

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Willie C. Crosslin
Affiant

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me this 19th day of June, 2012.




My Commission Expires

Elizabeth G. Christmas
Notary Public

| NAME AND ADDRESS OF NEW OWNER | SEND PROPERTY TAX STATEMENT TO: | MAP & PARCEL NO. |
|---|---|---|
| Willie C. Crosslin Living Trust Agreement<br>212 Pepper Ridge Circle<br>Antioch, TN 37013 | Connie S. Hartman, Trustee<br>1517 Decatur Cir.<br>Franklin, TN 37067 | 149-05-0-A-212.00CO |

**This improved property is known as 212 Pepper Ridge Circle, Antioch, TN 37013.**

This Instrument was prepared by information provided by the Grantor. No new title search was done.

This instrument is subject to any and all existing restrictions, easements, and building setback lines of record.

**WITNESS** my hand and seal on this 19 day of June, 2012.

Willie C. Crosslin

**Willie C. Crosslin**

**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 **WILLIE C. CROSSLIN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the bargainor, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 19th day of June, 2012.




Elizabeth G. Christmas

My Commission Expires: Notary Public