BILL GARRETT, Davidson County
Trans:T20120071319 DEEDQC
Recvd: 09/21/12 11:26 2 pgs
Fees:12.00 Taxes:0.00
20120921-0086027

This Instrument Prepared By:

J. Spencer Fair, Esq.
PARKER, LAWRENCE, CANTRELL & SMITH
201 Fourth Avenue N., Suite 1700
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF September, 2012

Notary Public

MY COMMISSION EXPIRES: Nov. 7, 2012

Name and Address of New Owner	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.**
Elene B. Miller 7252 Highway 70, S., #204 Nashville, TN 37221	Elene B. Miller 7252 Highway 70, S., #204 Nashville, TN 37221	142-7F-4

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 19th day of September, 2012, by and between Seth A. Miller ("Grantor") and Elene B. Miller, ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain condominium apartment in Davidson County, TN, described as Lot No. 4, Unit No. 204 of Bellevue Commons Townhomes, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, TN, as shown on Exhibit A to the Master Deed, recorded in Instrument No. 20000720-0071722 as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, said Register's Office, to which reference is hereby made. The easements, restrictive, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bellevue Commons Townhomes, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20000720-0071722 as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made part of the same as though copied herein.

Being the same property conveyed to Elene B. Miller and Seth A. Miller, joint tenants with rights of survivorship, by Warranty Deed dated December 8, 2006 of record in Instrument No. 20061208-0151941, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 7252 Highway 70 S, #204, Nashville, TN 37221.

Witness my hand this 20 day of September, 2012.

Seth Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me; the undersigned, a Notary Public in and for said Davidson County, Tennessee, the within named Seth Miller, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand this 20 day of September, 2012.

Notary Public

My Commission expires: Nov. 7, 2012.

