QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

G-WG-08-PH10

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)
Jennifer Lynn LeBlanc (NAME)	NEW OWNER	
1352 Rosa L. Parks Blvd. #409 (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	081120B54700CO

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, **RALPH J. LEBLANC AND WIFE, ELIANE LEBLANC** I/WE HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JENNIFER LYNN LEBLANC, UNMARRIED** 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 UNIT TH-10, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036 AND 20080211-0013846, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RALPH J. LEBLANC AND WIFE, ELIANE LEBLANC BY DEED FROM WERTHAN IV, LLC OF RECORD IN DOCUMENT NUMBER 20080408-0035541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY WARRANTY DEED AS OF RECORD IN INSTRUMENT NO. 20080408-0035541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBER 20070103-0001325; 20020425-0051069; 20051012-0123079; 20060728-0091775; 20031027-0157822; 20080111-0003459; 20031023-0157113; 20040521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950; 20060901-0108138; 20070117-0006776; 20071220-0146056; 20080118-0006036; 20031023-0157114; 20070906-0106750; 20061113-0139884; 20061113-0139906; 20050202-0012491; 20080117-0005376; 20080118-0005860; 20080211-0013846; BOOK 9183, PAGE 130; BOOK 11625, PAGE 28; BOOK 4718, PAGE 619; BOOK 175; PAGE 137; BOOK 1291, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

BILL GARRETT, Davidson County
Trans:T20120096390 DEEDQC
Recvd: 12/17/12 15:04 2 pgs
Fees:12.00 Taxes:0.00

20121217-0116163

This is
( ) unimproved
(X) improved

property known as 1352 Rosa L. Parks Blvd., #409 Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 12th day of **December, 2012.**

Ralph J. LeBlanc

Eliane LeBlanc

STATE OF Louisiana
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RALPH J. LEBLANC AND ELIANE LEBLANC**, 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.

...y hand and official seal, this the 12th day of December, 2012.

...ssion Expires: at death

EDWARD LEE BOUDREAUX III
Notary Public, ID No. 91673
State of Louisiana, Bar No. 33483
My Commission is issued for Life

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