Prepared by
Blake Scurlock
Nashville, TN

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2 day of January, 2013, by the Grantor, Dorothy Martin Smith whose mailing address is 4505 Harding Pike #102 NashvilleTN37205 to the Grantee, Dorothy Smith Akin whose mailing address is 4505 Harding Pike #102 Nashville TN 37205.

WITNESSETH, That the said Grantor, for good consideration and for the sum of $ Ø paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit: 4505 Harding Pike #102 Nashville TN 37205
Parcel: 116 03 0B 102.00

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Dorothy Martin Smith
Grantor

Grantor

BILL GARRETT, Davidson County
Trans:T20130000643 DEEDQC
Recvd: 01/03/13 11:19 2 pgs
Fees:12.00 Taxes:0.00
20130103-0000768

STATE OF Tennessee }
COUNTY OF Williamson }

On January 2, 2012 before me, Blake Chelton Scurlock, personally appeared Dorothy Martin Smith, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Affiant: ✓ Known ____ Unknown

ID Produced: TN DL

[Seal]

BLAKE SHELTON SCURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Dorothy S. Akin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JAN 20 13
Deputy Register

My Commission Expires 3-31-15

Tax bills to Grantee

Exhibit A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Martin Smith	Provident Funding Associates, L.P.	116-3-B-102CO
(NAME)	(NAME)	
4505 Harding Road #102	1101 Kermit Drive, Suite #607	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Betty R. Caldwell, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Martin Smith, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 102 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Betty R. Caldwell by deed from Carralyn L. Cole, a single person of record in Book 9566, page 840 Register's Office for Davidson County, Tennessee

This conveyance is subject to matters shown on the recorded plan and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4505 Harding Road #102, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of April, 2009.

Betty R. Caldwell by Suzanne Caldwell Thomas Attorney in fact

Betty R. Caldwell
By: Suzanne Caldwell Thomas
Her Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20090029262 DEEDWARR
Recvd: 05/04/09 13:33 2 pgs
Fees:13.00 Taxes:836.20
[redacted]
20090504-0040479