QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00

~~Affiant~~ Ian Woodward-Smith

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2013.

JESSICA L WHEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10-18-2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Rudy, Wood, Winstead, Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
NEW OWNER	NEW OWNER	
Ian Woodward-Smith	New Owner	**104-07 A 010.00CO**
521 Oakley Drive **Nashville, TN 37220**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mary Ann Woodward-Smith**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **Ian Woodward-Smith and Amber Santiago Woodward-Smith, as tenants by the entirety**, 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. 16, on the Plan of Blakemore Square Condominium Apartments established by Exhibit "A" to the Master Deed, of record in Book 6864, Page 237, Register's Office for said County, plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary Ann Woodward-Smith from Robert W. Ortz and wife, Carol E. Armes, of record as Instrument No. 20030922-0139778, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130016847 DEEDQC
Recvd: 02/28/13 15:31 2 pgs
Fees:13.00 Taxes:481.00

20130228-0020297

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, is known as 2647 Blakemore Avenue, Nashville, Tennessee 37212.

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 our hands this 13 day of February, 2013.

MARY ~~ANN~~ WOODWARD-SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Mary Ann Woodward-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 13 day of February, 2013.

Notary Public

My commission expires: 1.13.17

YOLANDA T ALMAGUER NOTARY PUBLIC STATE OF TEXAS EXPIRES 01-13-2017