BILL GARRETT, Davidson County
Trans: T20130019529 DEEDQC
Recvd: 03/11/13 11:04 2 pgs
Fees: 12.00 Taxes: 0.00

20130311-0023833

QUITCLAIM DEED

STATE OF Kentucky
COUNTY OF Jefferson

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

Marguerite M. Keller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF March 2013

Notary Public

MY COMMISSION EXPIRES: 9/8/16
(AFFIX SEAL)

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)
Marguerite M. Keller & Jane Hayden Minton	NEW OWNER	
(NAME)	(NAME)	
4326 Frankfort Rd.		
(ADDRESS)	(ADDRESS)	131-8C-3
Shelbyville, KY 40065		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE **MARGUERITE M. KELLER, MARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MARGUERITE M. KELLER, MARRIED WITH A 55% UNDIVIDED INTEREST AND JANE HAYDEN MINTON, UNMARRIED WITH A 45% UNDIVIDED INTEREST AS TENANTS IN COMMON**, 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 C TOGETHER WITH AN UNDIVIDED ONE-EIGHTH (1/8) INTEREST IN COMMON ELEMENTS OF COLONY COURT CONDOMINIUM A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6379, PAGE 242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF COLONY COURT OF RECORD IN PLAT BOOK 6250, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GEWIN P. MINTON AND MARGUERITE H. MINTON BY DEED AS OF RECORD IN BOOK 880, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM GEWIN P. MINTON AND MARGUERITE H. MINTON TO MARGUERITE M. KELLER, HER HEIRS, SUCCESSORS AND ASSIGNS, TEN PERCENT (10%) OF THEIR ENTIRE RIGHT, TITLE AND INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS OF RECORD IN INSTRUMENT NO. 20070910-0108620, REGISTER;S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****THE SAID GEWIN P. MINTON AND MARGUERITE H. MINTON ARE NOW DECEASED LEAVING MARGUERITE M. KELLER AS THE SOLE OWNER OF SAID PROPERTY.**

****THIS IS NOT THE PRIMARY RESIDENCE OF MARGUERITE M. KELLER.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

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.

This is
( ) **unimproved**
(X) **improved**
property known as **109 COLONY COURT, NASHVILLE, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 4th day of March, **2013.**

Marguerite M Keller
MARGUERITE M. KELLER

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marguerite M. Keller, 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.

Witness my hand and official seal, this the 4th day of March, 2013.

Notary Public

My Commission Expires: 9-9-13

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