BILL GARRETT, Davidson County
Trans:T20130029860 DEEDQC
Recvd: 04/11/13 14:46 4 pgs
Fees:22.00 Taxes:0.00
20130411-0036129

39200

**American Home Title Agency**
**2 Eves Drive**
**Suite 105**
**Marlton, NJ 08053**

Commitment Number: 337812

After Recording Return To:

THIS INSTRUMENT WAS PREPARED BY:
ROSENBERG LPA
3805 EDWARDS RD STE 550
CINCINNATI, OH 45209

New Property Owner/Mail Tax Statements To:
**Jeremy Padbury and Amy Padbury**
178 2nd Ave # 303, Nashville, TN 37201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax Key Number: 093024A30300CO

## QUITCLAIM DEED

**Amy Harper N/K/A Amy Padbury and Jeremy Padbury, a formerly unmarried couple who are now a married couple**, hereinafter grantor, of **Davidson County, Tennessee**, for $ 0.00 (ZERO Dollars and no Cents) in consideration paid, grants and quitclaims to **Amy Padbury and Jeremy Padbury, Wife and Husband**, As Joint Tenants With Right Of Survivorship, hereinafter grantee, whose tax mailing address is **178 2nd Ave # 303, Nashville, TN 37201**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LEGAL DESCRIPTION: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 303 AS SHOWN ON EXHIBIT "D" TO THE MASTER DEED ESTABLISHING THE QUARTERS CONDOMINIUMS OF RECORD IN INSTRUMENT 200509020106149, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. PARKING SPACE NUMBER 10 HAS BEEN DESIGNATED AS A LIMITED COMMON ELEMENT WITH RESPECT TO UNIT 303 CONVEYED HEREBY.

**Property Address is: 178 2nd Ave # 303, Nashville, TN 37201**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: 20070618-00126627

Executed by the undersigned on 2/19, 2013:

**Jeremy Padbury**

Amy Harper N/K/A Amy Padbury

**Amy Harper N/K/A Amy Padbury**

STATE OF PA
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on 2/19, 2013 by **Amy Harper N/K/A Amy Padbury and Jeremy Padbury** who are personally known to me or have produced PA DL as identification, and furthermore, the aforementioned persons have acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David Rappaport - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES AUG. 31, 2015

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Montgomery

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of February, 2013.

X _____
Affiant

Jeremy Padbury
Print Name

(Seal)

_____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David Rappaport - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES AUG. 31, 2015

My commission expires:

_____

_____
Print Name

**EXHIBIT "A"**

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 303 AS SHOWN ON EXHIBIT "D" TO THE MASTER DEED ESTABLISHING THE QUARTERS CONDOMINIUMS OF RECORD IN INSTRUMENT 200509020106149, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARKING SPACE NUMBER 10 HAS BEEN DESIGNATED AS A LIMITED COMMON ELEMENT WITH RESPECT TO UNIT 303 CONVEYED HEREBY.

P.I.D#:: **093024A30300CO**