BILL GARRETT, Davidson County
Trans:T20130042131 DEEDQC
Recvd: 05/21/13 08:46 2 pgs
Fees:12.00 Taxes:0.00
20130521-0050940

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle** **Suite 150** **Brentwood, Tennessee 37027** **CRT File No. 13012826**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $ 0-. Affiant Subscribed and sworn to before me, this 14 day of May, 2013. Notary Public My Commission Expires: 8/20/2014

RONALD D. BASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maria Corazon V Benitez-Brauer 1803 Broadway #122 Nashville, TN 37203	Maria Corazon V Benitez-Brauer 1008 Lake Rise Overl Gallatin, TN 37066	092160D12200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Maria Corazon V. Benitez-Brauer f/k/a Maria Corazon V. Benitez, married (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Maria Corazon V. Benitez-Brauer and Steven S Brauer, wife and husband , their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 122 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee. Said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 42.% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall # 35

Being the same property conveyed to Maria Corazon V. Benitez by Deed from Bristol on Broadway, L.P., a Tennessee limited partnership of record at Instrument No. 20051021-0127268, Register's Office for Davidson County, Tennessee, dated October 6, 2005 and recorded on October 21, 2005.

This is improved property known as 1803 Broadway #122, Nashville, TN 37203 .

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2013.

Maria Corazon V. Benitez-Brauer

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Maria Corazon V. Benitez-Brauer , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of May, 2013.

Notary Public

My Commission Expires: 8/20/2014

RONALD D. BASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER