BILL GARRETT, Davidson County
Trans:T20130050703 DEEDQC
Recvd: 06/17/13 12:21 3 pgs
Fees:17.00 Taxes:0.00
20130617-0061580

This Instrument Prepared by Frank Kessler, Attorney at Law
3126 Middleford Drive, Cookeville, TN 38506

The preparer makes no representation or warranties as to the accuracy of the legal description or the status of the title of the property as this document has been prepared based upon information furnished to the preparer.

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OWNER:	SEND TAX BILLS TO:	TAX INFORMATION:
David L. Stepp	6956 Highland Park Dr.	135 12 0A 038.00 and
	Nashville, TN 37205	135 12 0A 057.00

THIS QUIT CLAIM DEED executed this 12 day of June 2013, by and between KARILYN STEPP("Grantor") and DAVID L. STEPP ("Grantee").

WITNESSETH, That Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged, for the purpose of destroying the tenancy by the entirety that now exists between myself and my spouse, does hereby convey, transfer, remise, release, relinquish and quit-claim unto Grantee, Grantee's heirs and assigns forever, all of Grantor's right, title, interest, claim and demand in and to the following described real estate lying and being County of Davidson, State of Tennessee, to wit:

> All that certain parcel of land situate in the County of Davidson, State of Tennessee being Unit No. 2077 and Garage Unit No. 2077G, Nashboro Village Twelve Condominium, a horizontal property regime, of record in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and detailed description of said lot. Being the same property as conveyed Rubin Lublin Suarez Sarrano TN LLC as Substitute Trustee to Federal Home Loan Mortgage Corporation as described in Doc #20110914-0071272, Dated 12-28-2004, recorded 9-14-2011 in Davidson County Records. Tax/Parcel ID 135 12 0A 038.00 and 135 12 0A 057.00.

SUBJECT TO THE FOLLOWING:

1. Taxes for the current year and subsequent years, which are not yet due and payable.
2. Zoning and restrictions, prohibitions and any other requirements imposed by governmental authority; matters appearing on the plat or otherwise common to the subdivision and public utility easements of record, without the intention of reimposing the same.
3. Liens and all other matters of public record.

SOURCE OF DESCRIPTION: The description contained herein is the same description which was used in the previous and last conveyance. The parties, their heirs, successors and assigns hereby release the preparer of this instrument from any claim or liability in the event of any inaccuracy or deficiency of said description.

PREVIOUS AND LAST CONVEYANCE being the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation to David L. Stepp, of record in Instrument #20120508- 0039779, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed on the day and year first above written.

Grantor:

Karilyn Stepp

KARILYN STEPP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, KARILYN STEPP, with whom I am personally acquainted or who produced sufficient identification, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 17 day of June 2013.

Carrie Haligus

NOTARY PUBLIC

My Commission Expires: Dec 6, 2016

CARRIE HALIGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax under T.C.A. 67-4-409.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $-0-.

Affiant: David Lawrence Stepp

Subscribed and sworn to before me, this 17th day of June 2013.

CARRIE HALIGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Carrie Haligus

Notary Public

My Commission Expires: Dec 6, 2016

***NOTICE*: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE OFFICE OF THE REGISTER OF DEEDS COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS.**