Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Instrument Prepared By:
J. Carlton Drumwright
Vanderpool, Pearman & Drumwright
256 Seaboard Lane
Suite G104
Franklin, TN 37067

Address New Owners as Follows:
Philip H. Garrott and
Kimberly K. Garrott
1811 Forrest Avenue
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

Map-Parcel:
Map 083-10-0B
Parcel 001.00

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a tenancy by the entirety, **Philip H. Garrott and Kimberly K. Garrott (formerly known as Kimberly K. Paler**, Grantors, do hereby quitclaim and convey their interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, TN, described as Unit A of 1811/1813 Forrest Avenue Townhomes, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 Forrest Avenue Townhomes, Condominium Apartments contained in the Master Deed, as shown and described in Master Deed recorded in Instrument No. 20070712-0082822, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Philip H. Garrott and Kimberly K. Paler, both unmarried, by Warranty Deed from Justin Emmanuel and Anthony Emmanuel, of record in Instrument No. 20120712-0061183, Register's Office for Davidson County, Tennessee. Philip H. Garrott and Kimberly K. Paler have since married each other and Kimberly K. Paler is now known as Kimberly K. Garrott.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25th day of June, 2013.

Philip H. Garrott

Kimberly K. Garrott

BILL GARRETT, Davidson County
Trans:T20130056236 DEEDQC
Recvd: 07/02/13 11:55 2 pgs
Fees:17.00 Taxes:0.00
20130702-0068266

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Philip H. Garrott and wife, Kimberly K. Garrott,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 25th day of June, 2013.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Philip H. Garrott and Kimberly K. Garrott,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2013.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015