Prepared by:
Lakeside Title + Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072
Phone: 615-420-6600

BILL GARRETT, Davidson County
Trans:T20130056674 DEEDQC
Recvd: 07/03/13 10:39 2 pgs
Fees:12.00 Taxes:0.00
20130703-0068785

Return to:
Phyllis J. Turpen
441 Siena Dr.
Nashville, TN 37205

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Phyllis J. Turpen	Phyliis J. Turpen	129110A441.00
441 Siena Dr.	441 Siena Dr.	
Nashville, TN 37205	Nashville, TN 37205	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, William P. Turpen, Trustee of the Ralph E. Turpen Revocable Trust, hereinafter referred to as the "GRANTOR" and Phyllis J. Turpen, unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, William P. Turpen, Trustee of the Ralph E. Turpen Revocable Trust has this day quitclaimed unto Phyllis J. Turpen, unmarried, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Unit 441 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase 1B, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit"B" to said Master Deed for proper identification.

Being the same property conveyed to Ralph E. Turpen, Trustee of the Ralph E. Turpen Revocable Living Trust, by deed from The Estate of Frances Skelly, dated 3/23/2010 and filed of record in Instrument No. 20100405-0024843, said Register's Office.

The said Ralph E. Turpen having since died leaving William P. Turpen as successor Trustee of the Ralph E. Turpen Revocable Living Trust.

This conveyance is made subject to the following:

1) **Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.**
2) **Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for the Cloister at St. Henry, Phase 1B, recorded in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for the Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.**
3) **Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.**
4) **Ground Lease of record in Book 6208, Page 137, said Register's Office.**

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 24th day of June, 2013.

William P. Turpen, Trustee

STATE OF Kentucky
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Turpen, Trustee of the Ralph E. Turpen Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Notary Public

Commission Expiration 5-14-2015

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 24 day of June, 2013.

Notary public

My commission expires:
1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY