BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130062654 DEEDQC
Recvd: 07/23/13 11:46 2 pgs
Fees:12.00 Taxes:0.00
20130723-0076104

QUITCLAIM DEED

ADDRESS NEW OWNER:
Stephen E. Biga
241 Cana Circle
Nashville, TN 37205

SEND TAX BILLS TO:
Owner

MAP & PARCEL NO:
Map 129-11-A
Parcel 241 CO

For and in consideration of love and affection, **Audrey R. Nalepinski** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Stephen E. Biga and wife, Lenys Ann Biga**, all of her rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit number 241 on the Plan of The Cloister at St. Henry, Phase 1B, as established by the Master Deed of record in Book 6237, page 665 , 6042, page 602, as amended in Book 6071, page 149; Book 6237, page 660 and Instrument 20101228-0102374, Register's Office for Davidson County, Tennessee. Reference is made to Exhibit "C" to the Master Deed for a depiction of the said Unit. This conveyance is made together with a percentage undivided interest in the common elements as set forth in the Master Deed.
>
> Being the same property conveyed to Stephen E. Biga and wife, Lenys Ann Biga and Audrey R. Nalepinski by deed recorded as Instrument 20120523-0044527, said Register's Office.

This is improved property known as **241 Cana Circle, Nashville, TN 37205.**

The purpose for this conveyance is to vest title solely in Stephen E. Biga and wife, Lenya Ann Biga.

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

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, the GRANTOR has hereunder set his/her/our hand(s) this 18th day of July, 2013.

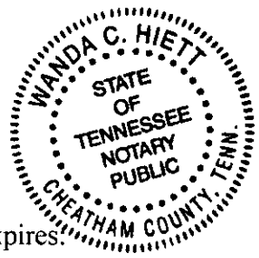
GRANTOR:

Audrey R. Nalepinski
Audrey R. Nalepinski

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Audrey R. Nalepinski** 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 18th day of July, 2013.



Wanda C. Hiett
NOTARY PUBLIC

My Commission Expires:
11-16-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Audrey R. Nalepinski
Affiant

Subscribed and sworn to before me, this 18th day of July, 2013.



Wanda C. Hiett
NOTARY PUBLIC

My Commission Expires:
11-16-2015