BILL GARRETT, Davidson County
Trans:T20130063012 DEEDQC
Recvd: 07/24/13 12:10 2 pgs
Fees:12.00 Taxes:0.00
20130724-0076476

QUITCLAIM DEED

This instrument was prepared by:
Claire Cobb [*Name*]
823 Lewis Ct [*Street or Postal Address*]
Nashville, TN 37115 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	Claire Cobb 823 Lewis Ct Nashville, TN 37115
Name and address of the Mortgagee (the holder of a mortgage loan):	Claire Cobb 823 Lewis Ct Nashville, TN 37115
Tax map parcel number:	Map: 051 10 0E Parcel: 001.00
Mail tax bills to:	Primelending 18111 Preston Rd Dallas, TX 75252

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Claire Cobb and spouse, James E. Cobb, Jr., the Grantor, sell, transfer, and convey to Claire Cobb, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
[*legal description*]

Being unit Number 1 of Oakland Trace Condominiums, Phase III, a horizontal property regime established by Master Deed of record in Book 7506 at page 623, the plat of which is of record in Plat Book 6900 at page 454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 7506, Page 623 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2013 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

Witness my hand this 19 day of July, 2013.

Claire Cobb
Grantor

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VIVIAN R. MUSSER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

On the 19 day of July, 2013, before me personally appeared Claire Cobb and James E Cobb Jr, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Vivian R Musser
Notary Public

My commission expires: Feb 24, 2016.

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 92,000. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Claire Cobb
Grantee

Sworn to and subscribed before me this 19 day of July, 2013.

Vivian R Musser
Notary Public

My commission expires: Feb 24, 2016.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Claire Cobb, Affiant
Subscribed and sworn before me this the
24 Day of July, 2013.
Faye Ethridge, Deputy Register