QUITCLAIM DEED

BILL GARRETT, Davidson County

Trans:T20130079958 DEEDQC
Recvd: 09/16/13 12:40 2 pgs
Fees:12.00 Taxes:0.00

20130916-0097254

STATE OF Texas
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Sept, 2013.

Michelle K. Logan
Notary Public

MY COMMISSION EXPIRES: 11-24-13
(AFFIX SEAL)

MICHELLE L LOGAN
MY COMMISSION EXPIRES
November 24, 2013

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wright B. Lauten (NAME)	Same as New Owner (NAME)	
2600 Hillsboro Pike #216 (ADDRESS)	(ADDRESS)	117-03-0H-216.00-CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I **BRIAN P. LAUTEN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **WRIGHT B. LAUTEN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 216 OF THE ENCLAVE AT HILLSBORO VILLAGE, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING THE ENCLAVE AT HILLSBORO VILLAGE OF RECORD IN INSTRUMENT NUMBER 20051005-0119789, AS AMENDED IN INSTRUMENT NO. 20060210-0016562, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO WRIGHT B. LAUTEN BY PERSONAL REPRESENTATIVES' QUITCLAIM DEED FROM BRIAN P. LAUTEN AND WRIGHT B. LAUTEN, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF STEPHEN G. LAUTEN OF RECORD AT INSTRUMENT NO. 20110829-0066332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 12, 2011 AND RECORDED ON AUGUST 29, 2011.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN G. LAUTEN, MARRIED BY SPECIAL WARRANTY DEED FROM NASHVILLE ENCLAVE, LP., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP) OF RECORD AT INSTRUMENT NO. 20060614-0070532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 5, 2006 AND RECORDED ON JUNE 14, 2006.

GRANTOR EXECUTES THIS QUITCLAIM DEED FOR THE PURPOSE OF DISCLAIMING ANY AND ALL INTEREST HE MAY CLAIM IN SAID PROPERTY AS EVIDENCED IN THE AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20130916-0097252 AND IN INSTRUMENT NO. 20130916-0097253, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO KNOWN AS 2600 HILLSBORO PIKE #216, NASHVILLE TN 37212

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as 2600 Hillsboro Pike #216 Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 5th day of September 2013.

BRIAN P. LAUTEN

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian P. Lauten, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of Sept, 2013.

Michelle L Logan
Notary Public

My Commission Expires:

MICHELLE L. LOGAN
MY COMMISSION EXPIRES
November 26, 2013

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212