BILL GARRETT, Davidson County
Trans:T20130080459 DEEDQC
Recvd: 09/17/13 12:04 2 pgs
Fees:12.00 Taxes:0.00
20130917-0097874

This Instrument Prepared by:
Jennifer S. Ghanem, Esq.
Keller, Turner, Ruth, Andrews,
Ghanem & Heller, PLLC
700 12th Avenue South, Suite 302
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner:
Adam Anders and
Nikki Hassman Anders, Trustees
16830 Ventura Blvd, #501
Encino, CA 91436

Send tax bills to:
NEW OWNER

Map & Parcel No.:
160-15-0D-007.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM EINAR ANDERS, having a 50% undivided interest** ("Grantor"), by these presents, does hereby quitclaim and convey unto **ADAM ANDERS AND NIKKI HASSMAN ANDERS, TRUSTEES OF THE ADAM AND NIKKI ANDERS FAMILY TRUST U/D/T DATED MARCH 11, 2010,** and their heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7, on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase I, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, corrected by Instrument of Correction of record as Instrument No. 20080730-0077840, and as shown on plat recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ADAM EINAR ANDERS and GAYLEN G. HASSMAN, by deed from ST. MARTIN SQUARE, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20060726-0089790, dated July 25, 2006, said Register's Office.

This is improved property, known as: **311 Seven Springs Way, Unit 203, Brentwood, TN 37027**

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

Witness my hand this the 9TH **day of** September**, 2013, the bargaining party, having cause my name to be signed hereto on said day and date.**

GRANTOR:

ADAM EINAR ANDERS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration for this transfer is $ -0- .

Affiant

Sworn to and subscribed before me
this 9 day of SEPT, 2013.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

STATE OF California
COUNTY OF LOS ANGELES

Personally appeared before me, PATRICIA E. DELANEY Notary Public in and for the aforesaid County and State, **ADAM EINAR ANDERS**, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument on their behalf, for the purposes therein contained.

Witness my hand on this the 9 day of SEPTEMBER, 2013.

Patricia E. Delaney
Notary Public
My Commission Expires: 7/19/14

PATRICIA E. DELANEY
Commission # 1896048
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2014