BILL GARRETT, Davidson County
Trans:T20130096795 DEEDQC
Recvd: 11/13/13 13:51 2 pgs
Fees:12.00 Taxes:0.00
20131113-0117373

PREPARED BY:
BRIDGEHOUSE TITLE
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coleen Newsome

Subscribed and sworn before me, this the 8th day of November, 2013.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Merritt E. Goodman
4505 Harding Pike, Apt. 142
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
116-03-0-B-142.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Mary Goodman, a married woman**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Merritt E. Goodman, unmarried**, (hereinafter referred to as "**GRANTEE**") her heirs and assigns, in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 142 as shown on the Plan of Royal Oaks Apartments, a Condominium Development of record in Plat Book 5200, Page 45, 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 filed in Book 5282, Page 972; 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 Merritt E. Goodman, a single woman and Mary Goodman, a married woman, by Warranty Deed from Clarence W. Smith, a married man and Steven R. Cavin, a married man, dated August 23, 2013, of record in Instrument No. 20130827-0090377, Register's Office for Davidson County, Tennessee.

This property is not, nor has it ever been, the primary residence of Mary Goodman, the Grantor herein.

This is unimproved property known as: 4505 Harding Pike, Apt. 142, Nashville, TN 37215

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.

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

IN WITNESS WHEREOF, this document was executed this 8th day of November, 2013.

Mary Goodman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for the county and state aforesaid, the within named **MARY GOODMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein stated.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of November, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014