BILL GARRETT, Davidson County
Trans:T20130099024 DEEDQC
Recvd: 11/21/13 13:39 2 pgs
Fees:12.00 Taxes:0.00
20131121-0120129

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131233

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Michael McClain,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Michael McClain and Ashley McClain, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 2521 Pennington Bend Road, #115, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 8 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument Number 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. See also Master Deed of record in Instrument Number 20040811-0097169, as amended in Instrument Number 20070928-0115984, said Register's Office.

BEING the same property conveyed to Michael McClain, an unmarried person, by Warranty Deed from Richard Puncochar d/b/a Pennington Partners, dated 12/28/05 and recorded 12/30/05 in Instrument Number 20051230-0156493, Register's Office for Davidson County, Tennessee.

MSM
Initial(s).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 15th day of November, 2013.

Michael McClain
Michael McClain

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of November, 2013, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael McClain** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

5/3/2016
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2013.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tax/Map ID & Parcel:
052-14-0A-008.00

New Owners:
Michael & Ashley McClain
2521 Pennington Bend Road, #115
Nashville, TN 37214

Send Tax Bills to :

Same as new owner