BILL GARRETT, Davidson County
Trans:T20130104901 DEEDQC
Recvd: 12/17/13 10:40 4 pgs
Fees:22.00 Taxes:0.00
20131217-0127263

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on this the 13th day of December, 2013, by and between MICHAEL E. MATHIEU and CATHERINE L. MATHIEU, husband and wife, parties of the first part, (hereinafter collectively "Grantors"), and NASHYCONDO, LLC, a Virginia limited liability company, its successors and assigns, party of the second part, (hereinafter "Grantee").

WITNESSETH:

That for and in consideration of the conveyance made hereby, the receipt of which is hereby acknowledged, Grantors do hereby quitclaim to Grantee all of their interest in the real property situate in Davidson County, Tennessee, and as more particularly described as follows (the "Property"):

> LAND in Davidson County, Tennessee, being Unit 411, 1101 Eighteenth Avenue, South, as established under Instrument No. 20060807-0096688, and re-recorded in Instrument No. 20060817-0101760, and amended by the First Amendment to Master Deed recorded in Instrument No. 20090624-0058837, Register's Office for said County to which reference is hereby made.
>
> Together with Parking Spaces Number 12 & 13 which are being assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed as amended.

Document prepared without the benefit of title examination by:
Thomas Moore Lawson, Esquire
Post Office Box 2740
Winchester, VA 22604

Tax Map No. 104 04 0E 411.00
Consideration: $0.00

Return to:
Thomas Moore Lawson, Esquire
Post Office Box 2740
Winchester, VA 22604

Grantee's Address:
560 Glendobbin Road
Winchester, VA 22603

Send Tax Bills to:
Nashycondo, LLC
c/o Michael E. Mathieu, Manager
560 Glendobbin Road
Winchester, VA 22603

AND BEING the same property conveyed to Grantors by Warranty Deed from 1101 Eighteenth Partners, LLC dated May 7, 2010 and recorded in the Register's Office as Instrument No. 201000510-0035834.

This conveyance is subject to current year's taxes and all conditions, restrictions, easements and rights-of-way contained in deeds forming the chain of title to the Property.

The Property is improved property, known as 1101 18th Avenue South, Unit 411, Nashville, TN 37212.

Grantors covenant that they have the right to convey the said Property unto Grantee; that it will have quiet possession of same; and that Grantors will execute such further assurances of the said Property as may be requisite.

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF Frederick, to-wit:

The actual consideration for this transfer is $0.00.

M. E. Mathieu
MICHAEL E. MATHIEU

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2013.

Jennifer M.K. Kittleson
Notary Public

My commission expires:
Registration No.

JENNIFER M. K. KITTLAUS NOTARY PUBLIC REG # 7155256 MY COMMISSION EXPIRES 12/31/2015 COMMONWEALTH OF VIRGINIA

COMMONWEALTH OF VIRGINIA
~~CITY~~/COUNTY OF Frederick, to-wit:

The actual consideration for this transfer is $0.00.

Catherine L Mathieu
CATHERINE L. MATHIEU

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2013.

Jennifer M. K. Kittlaus
Notary Public

My commission expires:
Registration No.

JENNIFER M. K. KITTLAUS NOTARY PUBLIC REG # 7155256 MY COMMISSION EXPIRES 12/31/2015 COMMONWEALTH OF VIRGINIA

[signatures and seals on the following page]

WITNESS the following signatures and seals:

M. E. Mathieu

MICHAEL E. MATHIEU

COMMONWEALTH OF VIRGINIA

~~CITY~~/COUNTY of Frederick, to-wit:

On this 13th day of December, 2013, before me personally appeared MICHAEL E. MATHIEU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

JENNIFER M. K. KITTLAUS NOTARY PUBLIC REG # 7155256 MY COMMISSION EXPIRES 12/31/2015 COMMONWEALTH OF VIRGINIA

Jennifer M. K. Kittlaus

Notary Public

My commission expires _____

Registration No. _____

Catherine L. Mathieu

CATHERINE L. MATHIEU

COMMONWEALTH OF VIRGINIA

~~CITY~~/COUNTY of Frederick, to-wit:

On this 13th day of December, 2013, before me personally appeared CATHERINE L. MATHIEU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

JENNIFER M. K. KITTLAUS NOTARY PUBLIC REG # 7155256 MY COMMISSION EXPIRES 12/31/2015 COMMONWEALTH OF VIRGINIA

Jennifer M. K. Kittlaus

Notary Public

My commission expires _____

Registration No. _____