BILL GARRETT, Davidson County
Trans:T20130105637 DEEDQC
Recvd: 12/19/13 09:10 4 pgs
Fees:22.00 Taxes:0.00
20131219-0128108

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 12534540

QUITCLAIM DEED TO CREATE TENANCY-IN-COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Joseph C. Spalding Rita Ann Spalding 2317 Woodmont Blvd. Nashville, TN 37215	Joseph C. Spalding Rita Ann Spalding 2317 Woodmont Blvd. Nashville, TN 37215	Parcel ID: 11710000800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JOSEPH C. SPALDING AND RITA ANN SPALDING, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JOSEPH C. SPALDING AND WIFE, RITA ANN SPALDING, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 2317 Woodmont Boulevard, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5TH day of DECEMBER, 2013.

Joseph C. Spalding

Rita Ann Spalding

Michael D. Sontag

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joseph C. Spalding and Rita Ann Spalding, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of December, 2013.

Debra J LaForge
Notary Public

My Commission Expires:
11-3-15

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, 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 5th day of December, 2013.

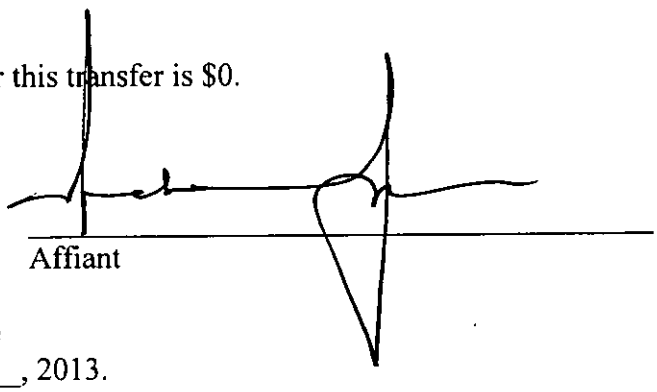
Debra J LaForge
Notary Public

My Commission Expires:
11-3-15

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.



Affiant

Subscribed and sworn to before me
this 5th day of December, 2013.

Debra J. LaForge
Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11-3-15

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for said County and amended by Woodmont Estates of record in Book 974, page 29, said Register's Office being part of Lot 16 as shown on said plan, and being further amended and being Lots 2 on the Plan of the Resubdivision of Lot 16 of Woodmont Estates of record in Doc. No. 20050626-0074923, to which final plan reference is made for a complete description thereof.

Being the same property conveyed to Joseph C. Spalding and Rita Ann Spalding, by warranty deed of record in Document DB-20050701-0076012, Register's Office of Davidson County, Tennessee.

12534540.1