BILL GARRETT, Davidson County
Trans:T20130105637 DEEDQC
Recvd: 12/19/13 09:11 4 pgs
Fees:22.00 Taxes:0.00
20131219-0128109

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 12534574

QUITCLAIM DEED TO CREATE TENANCY-IN-COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Clarence Spalding Ann Spalding 2317 Woodmont Blvd. Nashville, TN 37215	Clarence Spalding Ann Spalding 2317 Woodmont Blvd. Nashville, TN 37215	Parcel ID: 117160F00200CO

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, CLARENCE SPALDING AND 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 CLARENCE SPALDING AND WIFE, 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 1202 Grandview Drive, Nashville, Tennessee 37215.

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

Clarence Spalding

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, Clarence Spalding and 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.

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.

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.

Notary Public

My Commission Expires:
11-3-15

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B of Granny White Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Granny White Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20101228-0102769, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Granny White Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20101228-0102769, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Clarence Spalding and wife, Ann Spalding, by warranty deed of record in Document DB-20111129-0092611, Register's Office of Davidson County, Tennessee.

12534574.1