QUITCLAIM DEED

This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title search.

BILL GARRETT, Davidson County
Trans:T20130107661 DEEDQC
Recvd: 12/30/13 11:05 2 pgs
Fees:12.00 Taxes:0.00
20131230-0130710

THIS INSTRUMENT PREPARED BY:
Marlowe Law Offices, PLLC
404 James Robertson Pkwy., Ste. 1613
Nashville, TN 37219

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	TAX/MAP-PARCEL NUMBERS
Mary E. Potter 252 Lake Chateau Drive Hermitage, TN 37076	Mary E. Potter 252 Lake Chateau Drive Hermitage, TN 37076	097080A09200CO

KNOW ALL MEN BY THESE PRESENTS, that **Mary E. Potter, unmarried** and **Ginger G. Marlowe-McKay, married** on this the 30th day of December, 2013, for and in consideration of the sum of One and no/100 Dollars, do hereby grant and convey unto **Mary E. Potter** a lifetime estate, and upon her death, remainder to **Ginger G. Marlowe-McKay,** in and to the following described real estate in Davidson County, State of Tennessee, to wit:

Being Unit No. R2, Lake Chateau Condominium, of record in Book 6250, Pages 607 through 610, correction in Book 7025, Page 380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Potter, unmarried, and Ginger G. Marlowe-McKay, married, as joint tenants with right of survivorship, by Deed from Christine Girodo, Mary Kay Elsberry, Mark Girodo, Antony Girodo, Felicia Wootsick, Francis Girodo and Teresa Gailor, of record in Instrument Number 20111004-0076692, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 608, correction in Book 7025, Page 380, Register's Office for Davidson County, Tennessee.
2. Property is subject to Master Deed Establishing a Horizontal Property Regime of Lake Chateau Condominiums, Charter of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 4756, Page 761, Amended in Book 5708, Page 781, and in Book 5718, page 988, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 4756, Page 743, Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Register's Office for Davidson County, Tennessee.
3. Property is subject to easement for ingress/egress/Right of Way to Tom Talley, Thomas Talley and Hockett in Book 5071, Page 277, said Register's Office.
4. Property is subject to easement for Transmission Line to United States of America in Book 1224, Page 253, and in Book 1303, Page 25, said Register's Office.
5. Property is subject to the Lake Park Pumping Station of record in Deed Book 4914, Page 466, said Register's Office.
6. 2013 taxes and subsequent years.
7. Any and all restrictions, conditions, and easements of record.

This is improved property known as: **252 Lake Chateau Drive, Hermitage, TN 37076.**

IN TESTIMONY WHEREOF we have hereunto set our hands this 30th day of December, 2013.

MARY E. POTTER

GINGER G. MARLOWE-MCKAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary E. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of December, 2013.

Notary Public

My commission expires:

HEATHER LYN BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 5-5-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ginger G. Marlowe-McKay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of December, 2013.

Notary Public

My commission expires:

HEATHER LYN BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 5-5-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn before me this the 30th day of December, 2013.

Notary Public

My commission expires:

HEATHER LYN BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 5-5-15