Recording Requested by and Deed Prepared By:
Jean L. Byassee
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel and Map Nos:
147-030-A-090.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Ann Guess
Affiant

Subscribed before me this 31st day of January, 2014

Vinita Rao
Notary
My Commission Expires JUN 12th 2015
(Affix Seal)

VINITA RAO
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 12, 2015

New Owner:

Harry Guess
Trustee of William Guess Trust
1145 Quinto Creek Place
Chula Vista, CA 91913-1617

Send Tax Bills to: BAC Tax Services
P.O. Box 10211
Van Nuys, CA 91410-0221

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ann Guess, an unmarried woman, hereinafter "Grantor," for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to the trustee of the William Guess Irrevocable Special Needs Trust (the "Trust"), hereinafter "Grantee," its heirs, successors and assigns, all of her right, title and interest in and to that certain property described herein for the purposes set forth in the Trust. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Being Unit G-2 of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for a more (sic) to the plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ann Guess, unmarried, by Warranty Deed from Niventi Investments, Inc., a Tennessee Corporation, of record as instrument No. 20041029-0130133, recorded on October 26, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

The Plan of record in Plat Book 5200, Page 571-572, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140010863 DEEDQC
Recvd: 02/14/14 12:48 2 pgs
Fees:12.00 Taxes:0.00
20140214-0013196

Easement for SS/SD of record in Book 6710, Page 406, Register's Office for Davidson County, Tennessee.

HOA of record in Book 6081, Page 872, Register's Office for Davidson County, Tennessee.

Land use Agreement of record in Book 10055, Page 562, Register's Office for Davidson County.

County and/or City taxes for the year 2012 and the years thereafter.

This is improved property known as 441 Harding Place, Unit G-2, Nashville, Tennessee 37215

This instrument and the interest hereby conveyed are subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this 31 day of January, ~~2012~~. 2014

Grantor:

Ann Guess

Ann Guess

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Fulton)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ann Guess, with whom I am personally acquainted and who upon oath, acknowledged herself to be the within named Grantor, a Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Suwanee, ~~Tennessee,~~ Georgia this 31st day of January, 2014

Vinita Rao

Notary Public

My Commission Expires: Jun 12th 2015

VINITA RAO
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 12, 2015