BILL GARRETT, Davidson County
Trans:T20140016422 DEEDQC
Recvd: 03/11/14 10:46 3 pgs
Fees:17.00 Taxes:0.00
20140311-0020303

PREPARED BY:
Neal & Harwell, PLC
150 4th Avenue North, Ste. 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Karen Valiquette 4204 Hillsboro Pike, #105 Nashville, TN 37215	Same	Map 131-02-O-D Parcel 005.00CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, John D. Valiquette, the Grantor, by these presents does hereby quitclaim and convey unto Karen Valiquette, her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 5 in Hillsboro Hall, Phase I, a private element horizontal property regime, described in Declaration of record in Book 11713, page 350, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of Hillsboro Hall, Phase I, a private element horizontal property regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, page 356 and Instrument No. 200002020010655, and plat of record in Book 11700, page 45, said Register's Office, are incorporated herein by reference and made a part hereof as though copied herein verbatim. Said units also comprise Lots 60, 61 and 62, and a portion of 66. Hollywood Place, recorded in Book 547, pages 85-86, said Register's Office, and being Lot 1 and a portion of Lot 2 of record in Book 9700, page 786, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Valiquette and father, John Valiquette, by Warranty Deed from Christopher Schellman; Lauren Gonzmart Schellman joined in the execution of this instrument to convey any and all marital rights she may have had in said property, recorded August 23, 2006 in Instrument 20060823-0103728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) real property taxes for the year 2013 which are not yet due and payable; (b) all matters appearing on the plan of record in Plat Book 11700, page 45; Book 9700, page 786 and Book 547, pages 85

and 86, said Register's Office; (c) Restrictive covenants contained in Book 11713, page 350; Book 11713, page 356, and Instrument No. 200002020010655, said Register's Office; and (d) Charter of record in Book 11728, page 763, said Register's Office.

This is improved property known as 4204 Hillsboro Pike, 105, Nashville, TN 37215.

Witness my hand this 18th day of February, 2014.

GRANTOR:

JOHN D. VALIQUETTE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, the within named individual, John D. Valiquette, with whom I am personally acquainted, and who, after being duly sworn, stated that he has read the foregoing instrument and that he signed his name thereto for the reasons therein contained.

WITNESS my hand and seal at Franklin, Tennessee, this 18th day of February, 2014.

Notary Public

My Commission Expires: 4-8-17

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

SWORN to and subscribed before me
this 18 day of February, 2014.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.