QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140024585 DEEDQC
Recvd: 04/11/14 09:53 2 pgs
Fees:12.00 Taxes:0.00
20140411-0030435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/19/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathy Joy Townley	same	
(NAME)	(NAME)	
900 19th Avenue South, Unit #801		MAP: 092-16-0B PARCEL: 080.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM M. CLAEYS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **KATHY JOY TOWNLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THAT CERTAIN CONDOMINIUM UNIT #801 ON THE PLAN OF UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, AS OF RECORD IN PLAT BOOK 6900, PAGE 124 AND AS DESCRIBED IN THE MASTER DEED AND BY-LAWS THERETO AS OF RECORD IN BOOK 7051, PAGE 529, AS AMENDED AT BOOK 7119, PAGE 884, ALL OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND ALL TO WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO.

BEING THE SAME PROPERTY CONVEYED TO KATHY JOY TOWNLEY, MARRIED, BY WARRANTY DEED FROM DONG CHEN, UNMARRIED, DATED 11/16/2011 AND RECORDED 11/18/2011 IN INSTRUMENT NUMBER 20111118-0090345 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KATHY JOY TOWNLEY HAVING SINCE BEEN DIVORCED FROM THE GRANTOR HEREIN AS EVIDENCED IN THE FINAL DECREE OF RECORD CASE NO. 2012-CV-110, SAID GRANTOR DOES HEREBY EXECUTE THIS QUITCLAIM DEED TO CONVEY ANY AND ALL INTEREST HE MAY HAVE IN SAID PROPERTY UNTO THE SAID GRANTEE IN ACCORDANCE WITH SUCH FINAL DECREE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **900 19th Avenue South, Unit #801, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 1st day of April, 2014.

William M. Claeys
WILLIAM M. CLAEYS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Claeys, 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 the 1st day of April, 2014.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212