QUITCLAIM DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leslie J. Prater	NEW OWNER	Map 042110A03800
1038 Heritage Drive		Group
Madison, TN 37115		Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations the receipt of which is hereby acknowledged, we

Nancy A. Bornemann, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leslie J. Prater, unmarried

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1038, together with Carport designated No. 1038 on the Plan of Section One, Heritage Village Condominium, of record in Plat Book 4675, Page 46, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Heritage Valley Condominium, a horizontal property regime established by Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument 20031229-0183195 and Instrument 20040804-0093767, said Register's Office.

Being the same property conveyed to Leslie J. Prater, an unmarried woman, and Nancy A. Bornemann, an unmarried woman, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument 20110425-0031335, dated March 31, 2011, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Power of Attorney in Instument # 20140515.0041925, Register Office.

Unimproved ( )

This is Improved (X) property, known as 1038 Heritage Drive, Madison, TN 37115

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of May, 2014.

BILL GARRETT, Davidson County
Trans:T20140034032 DEEDQC
Recvd: 05/15/14 14:31 1 pgs
Fees:12.00 Taxes:0.00

20140515-0041926

David C. Mott Attorney In Fact
Nancy A. Bornemann by David C. Mott, Attorney in Fact

STATE OF NEW YORK
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, David C. Mott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Nancy A. Bornemann as his/her/their Attorney in Fact as the free act and deed of the within named Nancy A. Bornemann.

Witness my hand and official seal this 13th day of May, 2014.

My Commission Expires: June 23, 2016

Notary Public

JESSICA L. CROMWELL
Notary Public, State of New York
Reg. No. 01CR6189286
Qualified in Monroe County
Commission Expires June 23, 2016