BILL GARRETT, Davidson County
Trans:T20140040413 DEEDQC
Recvd: 06/09/14 12:59 4 pgs
Fees:22.00 Taxes:0.00
20140609-0049928

This instrument prepared by Patrick M. Carter, Attorney, 102 West Seventh Street, Post Office Box 929, Columbia, Tennessee 38402-0929.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ABOUT THE HOUSE, LLC**, a Tennessee Limited Liability Company, Lisa Dodge Grau being the sole member thereof, does hereby transfer, convey and quitclaim unto **LISA DODGE GRAU and husband, GARY RICHARD GRAU**, as tenants by the entirety, their heirs and assigns, all right, title and interest it may in and to the following described real estate situated and being located in Davidson County, Tennessee, being more particularly bounded and described as follows, to-wit:

TRACT 1: Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1080 specified on the plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.*, as amended Tennessee Code Annotated, and as established by Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of units as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Grantor by Instrument No. 20070824-0101909, Register's Office for Davidson County, Tennessee.

Map 82-14A, Parcel 2

TRACT 2: Land in Davidson County, Tennessee, being Unit No. 706 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, *et seq.*, as amended, Tennessee

Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instruments No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said declaration of covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877, for a more complete identification and description of Units.

Being the same property conveyed to Grantor by Instrument No. 20070824-0101911, Register's Office for Davidson County, Tennessee.

Map P/O 091-05 Parcel 147.

TRACT 3: Being a condominium apartment in Davidson County, Tennessee, being Unit No. 802 as specified on the plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.*, as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units; as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Grantor by Instrument No. 20070824-0101910, Register's Office for Davidson County, Tennessee.

Map 82-14 A Parcel 29.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS

TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 5th day of June, 2014.

ABOUT THE HOUSE, LLC

By: _____
LISA DODGE GRAU, Sole Member

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named LISA DODGE GRAU, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Columbia, Tennessee, this the 5th day of June, 2014.

_____
NOTARY PUBLIC

KATRINA RISNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12/7/15

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared LISA DODGE GRAU, with whom I am personally acquainted, and who, upon oath acknowledged herself to be the sole member of About the House, LLC, a Tennessee Limited Liability Company, the within named bargainor, and as such sole member, being authorized so to do, executed the foregoing instrument for the purposes therein expressed and contained by signing the name of the limited liability company by Lisa Dodge Grau.

Witness my hand and seal at office in Columbia, Tennessee, this the 5th day of June, 2014.

Katrina Risner
NOTARY PUBLIC

KATRINA RISNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12/7/15

OATH

Lisa Dodge Grau, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value, whichever is greater, for the transfer of the property described herein is $-0- (to create tenancy by the entireties).

Sworn to and subscribed before me, this the 5th day of June, 2014.

Katrina Risner
NOTARY PUBLIC

KATRINA RISNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12/7/15

NAME AND ADDRESS OF NEW PROPERTY OWNER	PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Gary Richard Grau and Lisa Dodge Grau 3320 Water Valley Road Williamsport, Tennessee 38487	(Same)