THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 14040752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 24th day of June, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: James L. Nicholson and Ila M. Nicholson 222 Polk Avenue, Unit 603 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 093052A12200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James L. Nicholson** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **James L. Nicholson and Ila M. Nicolson, husband and wife,** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 603, Watauga Condominiums, formerly known as Polk Manor, as established under Master Deed of record in Instrument 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James L. Nicholson by Warranty Deed from BancorpSouth Bank, recorded on the 3rd day of February, 2010 in Instrument No. 20100203-0008638, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 222 Polk Avenue Unit 603 Nashville, TN 37203.

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

BILL GARRETT, Davidson County
Trans:T20140046652 DEEDQC
Recvd: 07/01/14 09:32 2 pgs
Fees:12.00 Taxes:0.00
20140701-0057500

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24TH day of June, 2014.

James L. Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Nicholson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24TH day of June 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014