THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20140063666 DEEDQC
Recvd: 08/27/14 15:15 2 pgs
Fees:12.00 Taxes:0.00
20140827-0078357

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Thelma Sanders Hunter & Judyith A. Patterson 3805 W. Hamilton Rd. Nashville, TN 37218	New Owners	136-3-A-128.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thelma Sanders Hunter, a married woman**, by these presents do hereby quitclaim and convey unto **Thelma Sanders Hunter, a married woman, and Judyith A. Patterson, an unmarried woman** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 44, Building No. 17 in a Horizontal Property Regime, located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Plat Book 4460, page 79 as revised in Book 4460, page 88, said Register's Office, to which is hereby made for a more complete and accurate legal description.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, right and interests in favor of the other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Maser Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominiums Townhouses, Phase I, as of record in Book 4460, page 79 as revised in Book 4460, page 88, and Master Deed of record in Book 4651, page 412, amended in Book 4943, page 692 and Book 5189, page 671; By-Laws of record in Book 4651, page 420, amended in Book 5083, page 471, and Book 8115, page 838, and Book 9089, page 765; Charter of record in Book 4944, page 115.

Being the same property conveyed to Melinda M. Brooks by Deed from Melinda M. Brooks and husband, Kevin S. Brooks, dated 2/4/00 and recorded 3/6/00, of record in Instrument 200003060021796, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Melinda M. Brooks and husband, Kevin S. Brooks by Deed from Cheryl K. Lyda, an unmarried person, dated 12/2/99, recorded 1/11/00, of record in Instrument 200001110003598, Register's Office of said County.

Being the same property conveyed to Thelma Sanders Hunter, married, by deed from Melinda M. Brooks, married, dated June 27, 2002, and recorded on July 5, 2002, of record in Instrument No. 20020705-0081134, in the Register's Office of said County.

This is improved property known as 3880 Priest Lake Dr., Unit# 44, Nashville, TN 37217.

** This Quitclaim Deed was prepared with information supplied soley by the Grantor(s) and/or Grantee(s), Wagon Wheel Title/Chicago Title having not performed a title search or title examination with respect to the above-referenced property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25th day of August, 2014.

Affiant

Notary Public

My commission expires:
(Affix Seal)
7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of August, 2014.

Thelma Sanders Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thelma Sanders Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Jimmy L. Hunter, spouse of Thelma Sanders Hunter, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jimmy L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jimmy L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018