This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20140078680 DEEDQC
Recvd: 10/20/14 10:35 4 pgs
Fees:22.00 Taxes:0.00
20141020-0096369

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	PARCEL ID.:
Steven G. Wine 401 Teller Street Lakewood, Colorado 80226	Same	161 11 0C 005.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **TERESA A. ROWE** and **MICHAEL D. WINE** ("**Grantors**") do hereby assign, transfer and convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **STEVEN G. WINE**, and his successors, heirs and assigns.

The above-mentioned real property in Davidson County, Tennessee is more particularly described as follows:

Unit No. A-105 on the Plan of Resubdivision of Lot No. 1 Phase IV Villages of Brentwood as shown on plat of record in Plat Book 6900 page 471 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to the following: (1) All matters appearing on plan of Resubdivision of Lot 1 Phase IV Villages of Brentwood of record in Book 6900 Page 471, Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6143 Page 11 and amended in Book 7231 Page 789 and Book 7494 Page 689 and in any allied instruments referred to in said restrictions; and (3) Charter of The Villages of Brentwood Townhome Association of record in Book 6158 Page 352 and amended in Book 7599 Page 915; Book 7925 Page 41; Book 7936 Page 332; and Book 8163 Page 593.

Being all of the same property conveyed to Ronald Wine and wife, Mary Wine, by deed from Andrew F. Mason and wife, Diane S. Mason, of record in Instrument No. 20081002-0100052, Register's Office for Davidson County, Tennessee. Ronald Wine having predeceased Mary Wine, Mary Wine received the property by operation of law.

Mary C. Wine died on June 3, 2012 owning the property described above. On June 21, 2012, the original of the Decedent's Last Will and Testament was admitted to probate and

recorded by the District Court, Jefferson County, Colorado, under Case No. 12PR729, and Letters Testamentary were issued to the Steven G. Wine as Personal Representative of the Decedent's estate.

On October 1, 2014 upon the petition of Steven G. Wine, the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1574, admitted a certified copy of the Decedent's Last Will and Testament to probate as a muniment of title to real estate only. The Order admitting said copy to probate as a muniment of title to real estate only is recorded in Instrument No. 20141002-0091082, Register's Office for Davidson County, Tennessee. The certified copy of the Decedent's Last Will and Testament is recorded in Instrument No. 20141002-0091083, Register's Office for Davidson County, Tennessee. Decedent's three surviving children, **TERESA A. ROWE, MICHAEL D. WINE** and **STEVEN G. WINE** are the sole beneficiaries under Decedent's Last Will and Testament.

This improved real property or its address is commonly known as 302 Yorkshire Circle, Nashville, Tennessee, 37211.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 20th day of October, 2014.

Affiant

Notary Public

My Commission Expires:

HEATHER MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 6 day of October, 2014.

Teresa A. Rowe
TERESA A. ROWE

STATE OF Colorado
COUNTY OF Jefferson:

TESSA J GAONA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134025241
MY COMMISSION EXPIRES APRIL 23, 2017

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **TERESA A. ROWE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained, and that such was her free act and deed.

Witness my hand and seal, this the 6 day of October, 2014.

Tessa Gaona
NOTARY PUBLIC

My Commission Expires: 4-23-2017

WITNESS my hand this the ____ day of _____, 2014.

_____
MICHAEL D. WINE

STATE OF _____:
COUNTY OF _____:

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **MICHAEL D. WINE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, and that such was his free act and deed.

Witness my hand and seal, this the ___ day of _____, 2014.

_____ My Commission Expires: _____
NOTARY PUBLIC

WITNESS my hand this the ____ day of _____, 2014.

_____
TERESA A. ROWE

STATE OF _____:
COUNTY OF _____:

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **TERESA A. ROWE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained, and that such was her free act and deed.

Witness my hand and seal, this the ___ day of _____, 2014.

_____ My Commission Expires: _____
NOTARY PUBLIC

WITNESS my hand this the 3rd day of October, 2014.

MDW
MICHAEL D. WINE

STATE OF Tennessee:
COUNTY OF Davidson:

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **MICHAEL D. WINE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing Quitclaim Deed are true, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, and that such was his free act and deed.

Witness my hand and seal, this the 3rd day of October, 2014.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 16, 2018