This Instrument Prepared By and Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
14-0536

BILL GARRETT, Davidson County
Trans:T20140095250 DEEDOC
Recvd: 12/19/14 12:26 2 pgs
Fees:12.00 Taxes:0.00
20141219-0116391

QUITCLAIM DEED

NEW OWNER:
Matthew A. Saggio
2025 Woodmont Blvd., #308
Nashville, TN 37215

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
117110J30800CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Matthew A. Saggio, unmarried, and Anthony S. Saggio, married, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Matthew A. Saggio, unmarried, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

> Land in Davidson County, Tennessee, being Unit No. 308, together with the appurtenance interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No, 20040212-0017074, amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.
>
> Being the same property conveyed to Matthew A. Saggio, unmarried and Anthony S. Saggio, married, by Warranty Deed filed on 2/6/2013 at Instrument Number 20130206-0012509, said Register's Office.

This is improved property located at 2025 Woodmont Blvd., #308, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand(s) this 12th day of December, 2014.

MATTHEW A. SAGGIO

ANTHONY S. SAGGIO

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Matthew A. Saggio, whom I am personally acquainted, or proved on the basis of satisfactory evidence to be the ones who executed the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal this 12th day of December, 2014.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Anthony S. Saggio, whom I am personally acquainted, or proved on the basis of satisfactory evidence to be the ones who executed the foregoing instrument for the purposes herein contained.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daraius J. Jagus, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 4, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WITNESS my hand and official seal this 15TH day of December, 2014.

NOTARY

My Commission Expires: Dec 4, 2016

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of December, 2014.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18