BILL GARRETT, Davidson County
Trans:T20150006190 DEEDQC
Recvd: 01/26/15 12:33 3 pgs
Fees:17.00 Taxes:0.00
20150126-0007309

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Ellen T. Appleton-Adkins and
Scott W. Appleton
c/o Ellen T. Appleton-Adkins
1791 Thompson's Station Rd. West
Thompson's Station, TN 37179

Send Tax Bills to:
Same as new owner

Map/Parcel:
103-2/45.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Ellen T. Appleton**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Ellen T. Appleton-Adkins and Scott W. Appleton, as Tenants in Common**, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 227-B of Orlando Place 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, of record in Instrument No. 20020529-0065179, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 plat of Orlando Place Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed, for a more complete identification and description of such unit as of record in Instrument No. 20020529-0065179, said Register's Office, for a more complete idenfiication and description of such unit.

BEING the same property conveyed to Ellen T. Appleton by Warranty Deed from Shamrock Holdings, Inc., a Tennessee Corporation, of record in Instrument Number 20020913-0111714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed and By-Laws of record in Instrument No. #20020529-0065179; Charter of Orlando Place Condominiums Homeowners Association, Inc., of record in Instrument No. 20020529-0065172; Quitclaim Deed for "common elements" to Orlando Place Condominiums

Homeowners Association, Inc., of record in Instrument No. 20020729-0090340; Easement for sanitary sewer and/or storm drainage purposes of record in Book 4083, page 771; all matters as shown on the plan of record in Book 161, page 164, and any and all matters as shown on the Plan of Orlando Place Condominiums of record as Exhibit "A" to the Master Deed of record in Instrument No. 2002529-0065179, all of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 227-B Orlando Avenue, Nashville, Tennessee 37209.

Ellen T. Appleton is the same person as Ellen T. Appleton-Adkins. Michael J. Adkins, spouse of Grantor, hereby joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights he or she may have in the property conveyed.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of January, 2015.

Ellen T. Appleton, Grantor

Michael J. Adkins, Spouse of Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Ellen T. Appleton, also known as Ellen T. Appleton-Adkins, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2015.

My Commission Expires: 9/4/18

Notary Public

CYNTHIA L. PARRISH
NOTARY
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared Michael J. Adkins, with whom I am personally acquainted and who upon oath acknowledged himself to be the spouse of Ellen T. Appleton, the within named Grantor, and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2015.

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Ellen T. Appleton-Adkins; Grantee

Subscribed and sworn to before me this 22nd day of January, 2015.

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY DAVIDSON COUNTY, TENN.