Recording Requested by and Deed Prepared By:
Jean L. Byassee
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel and Map Nos:
147-030-A-090.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Harry Guess
Affiant

Subscribed before me this 18 day of NOV, 2014.

Notary
My Commission Expires 10 Dec 2015
(Affix Seal)

AZIE R. DEYE
COMM. # 2000718
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. DEC. 10, 2016

New Owner:

Ann Guess
7835 Tintern Trace
Duluth, Georgia 30097

Send Tax Bills to: BAC Tax Services
P.O. Box 10211
Van Nuys, CA 91410-0221

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the William Guess Irrevocable Special Needs Trust (the "Trust") hereinafter "Grantor," acting through its trustee, Harry Guess, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to Ann Guess hereinafter "Grantee," her heirs and assigns, all of its right, title and interest in and to that certain property described herein for the purposes set forth in the Trust. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Being Unit G-2 of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for a more (sic) to the plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ann Guess, unmarried, by Warranty Deed from Niventi Investments, Inc., a Tennessee Corporation, of record as instrument No. 20041029-0130133, recorded on October 26, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

The Plan of record in Plat Book 5200, Page 571-572, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150007436 DEEDQC
Recvd: 01/30/15 09:19 2 pgs
Fees:12.00 Taxes:0.00
20150130-0008811

Easement for SS/SD of record in Book 6710, Page 406, Register's Office for Davidson County, Tennessee.

HOA of record in Book 6081, Page 872, Register's Office for Davidson County, Tennessee.

Land use Agreement of record in Book 10055, Page 562, Register's Office for Davidson County.

County and/or City taxes for the year 2012 and the years thereafter.

This is improved property known as 441 Harding Place, Unit G-2, Nashville, Tennessee 37215

This instrument and the interest hereby conveyed are subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this ____ day of _____, 2014.

Grantor:

Harry Guess

Harry Guess, Trustee

STATE OF Calif)
COUNTY OF San Diego)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harry Guess, the trustee of the William Guess Irrevocable Special Needs Trust (the "Trust") with whom I am personally acquainted and who upon oath, acknowledged himself to be the within named Grantor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in San Diego, Calif, this day of 18 Nov, 2014.

Notary Public

My Commission Expires: Dec 10 2016

AZIE R. DEYE
COMM.# 2000718
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. DEC. 10, 2016