QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150009667 DEEDQC
Recvd: 02/06/15 15:25 2 pgs
Fees:12.00 Taxes:0.00
20150206-0011496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timoth J. Wilson, Jr.		
(NAME)	(NAME)	
113 Farmview Place,	Same as New Owner	**10509030300**
(ADDRESS)	(ADDRESS)	
Venetia, PA 15367		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TIMOTHY J WILSON, JR., MEMBER OF LAKEHOUSE PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY J. WILSON, JR., MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 70 feet 9 inches of Lot no. 15 on the Jones and Dudley Addition, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet 9 inches on the northwesterly side of West Grove Avenue and runs back between parallel lines 145 feet to an alley.

Said part of said lot is identified as a Unit on the Declaration of Covenants, Conditions, and Restrictions of 1004 West Grove Townhomes, a horizontal Property Regime with Private Elements of record in Instrument Number 20130325-0029187, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lakehouse Properties, LLC by Quitclaim deed from Timothy J. Wilson, Jr. of record in Instrument Number 20140220-0014501, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Timothy J. Wilson, Jr. by deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20140220-0014499, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1004 West Grove Avenue, Nashville, TN 37203**.

Witness my/our hand(s) this the 6 day of February, 2015.

Lakehouse Properties, LLC, A Pennsylvania limited liability company

Timothy J. Wilson, Jr., Member

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy J. Wilson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Lakehouse Properties, LLC, a Pennsylvania Limited Liabilty Company, the within named bargainor, a limited liability company, and that he as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of February, 2015.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212