Davidson County DEEDQC
Recvd: 03/18/15 13:32 2 pgs
Fees:12.00 Taxes:0.00
20150318-0023337

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212, Nashville, TN 37214

****INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH WAS PERFORMED****

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cecilia Phillips-Binder** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Cecilia Phillips-Binder and Jeffrey L. Binder, wife and husband,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 127 on the Plan of (Revised) Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, Page 47, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Tract Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20131106-0115039** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16th day of **March, 2015.**

Cecilia Phillips-Binder
Cecilia Phillips-Binder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Cecilia Phillips-Binder**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **March, 2015.**

Gail Hudson
NOTARY PUBLIC

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

MY COMMISSION EXPIRES: _____

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

C. Walsh
AFFIANT

SUBSCRIBED AND SWORN before me this the 16th day of **March, 2015.**

Gail Hudson
NOTARY PUBLIC

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

MY COMMISSION EXPIRES: _____

PROPERTY ADDRESS:	**127 Harpeth Trace Drive** **Nashville, TN 37221**
TAX PARCEL NO.:	**143030D12700CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Cecilia Phillips-Binder and Jeffrey L. Binder, wife and husband** **4100 Paces Walk** **Atlanta, GA 30339**
MAIL TAX BILLS TO:	**Cecilia Phillips-Binder and Jeffrey L. Binder** **127 Harpeth Trace Drive** **Nashville, TN 37221**

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18