Davidson County DEEDQC
Recvd: 03/19/15 11:33 5 pgs
Fees:27.00 Taxes:0.00
**20150319-0023756**

# QUIT CLAIM DEED

Return to:

STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL TX 75019
FILE NO. 0386094262

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $_____.

James C Armstead
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 11 DAY OF March, 2015.

Ella K Butler
Notary Public

MY COMMISON EXPIRES: 12/06/2016

(AFFIX SEAL)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp Dec. 6, 2016

**THIS INSTRUMENT WAS PREPARED BY**

GEORGE R. ARRANTS JR. – 800 S. GAY STREET, STE 2500, KNOXVILLE, TN 37929

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James C. Armistead, III<br>and L Courtney Strubel Armistead | SAME | 092-13-0C-002.00 CO |
| 2828 KENWAY ROAD<br>NASHVILLE, TN 37215 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES C. ARMISTEAD, III**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JAMES C. ARMISTEAD, III AND L COURTNEY STRUBEL ARMISTEAD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO. B OF 3310 ELKINS AVENUE 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 3310 ELKINS AVENUE CONDOMINIUM, OF RECORD AS INSTRUMENT NO. 20051214-0150317 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES C. ARMISTEAD, III, UNMARRIED, BY DEED DATED 2/3/2006, FROM LISA FRIEDLAND, A SINGLE PERSON AND SUSAN HENDERSON, A SINGLE PERSON, OF RECORD AS INSTRUMENT NO. 20060213-0017269

Property known as, 3310-B ELKINS AVE B, NASHVILLE, TN 37209

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 11 day of March, 2015.

JAMES C. ARMISTEAD, III

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared JAMES C. ARMISTEAD, III, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes herein contained as his free act and deed.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My comm. exp.
Dec. 6, 2016

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 12/06/2016

**BILL GARRETT**
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

Subscribed and sworn before me, this 11 day of March, 2015.

Notary

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

# EXHIBIT A

The following described real property located in County of Davidson, State of Tennessee; being more particularly described as follows:

Being Unit No. B of 3310 Elkins Avenue 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 3310 Elkins Avenue Condominium, of record as Instrument No. 20051214-0150317 in the Register's Office for Davidson County, Tennessee, and as shown on the plan attached as Exhibit "C" to the aforementioned Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to James C. Armistead, III by deed from Lisa Friedland and Susan Henderson dated February 3, 2006 and recorded February 13, 2006 as Instrument No. 20060213-0017269.

Property Address: 3310-B ELKINS AVE B, NASHVILLE, TN 37209

APN: 092-13-0C-002.00 CO

# True Copy Certification

I, Lexa Martin, 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.

Signature

State of TEXAS

County of DALLAS

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, Lexa Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MELINDA SPINK

My Commission Expires: 7/18/2018
Notary' Seal (if on paper)

MELINDA SPINK
Notary Public, State of Texas
My Commission Expires
July 18, 2018