BILL GARRETT, Davidson County
Trans:T20150024063 DEEDQC
Recvd: 04/01/15 15:44 2 pgs
Fees:12.00 Taxes:0.00
20150401-0028396

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Greg P. Sisto 1227 4th Ave. N. Nashville, TN 37208	New Owner	082090Q01800CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Greg P. Sisto and Heather Dickerson, Husband and Wife,** by these presents do hereby quitclaim and convey unto **Greg P. Sisto, A Married Man** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1227 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, and 20150130-0009095 said Register's Office.

Being a portion of the same property conveyed to Nashten, LLC, a Tennessee limited liability company by Quitclaim Deed from Cadence Bank, N.A. of record at Instrument No. 20101228-0102595 and by Special Warranty Deed from Cadence Bank, N.A. of record at Instrument No. 20101228-0102594, Register's Office for Davidson County, Tennessee, dated December 23, 2010 and recorded on December 28, 2010.

Being the same property conveyed to Greg P. Sisto, an unmarried man and Heather Dickerson, an unmarried woman by Special Warranty deed from Nashten, LLC, a Tennessee limited liability company of record in Instrument No. 20131230-0130884 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on December 30, 2013.

This is improved property known as 1227 4th Ave. N., Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27 th day of March, 2015.

Affiant

My commission expires:

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of March, 2015.

Greg P. Sisto

Heather Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Greg P. Sisto and Heather Dickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017