BILL GARRETT, Davidson County
Trans:T20150028384 DEEDQC
Recvd: 04/15/15 16:00 2 pgs
Fees:12.00 Taxes:0.00
20150415-0033444

This Instrument Prepared by:
Keith H. Solomon, Esquire
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

Subscribed and sworn to before me this 14th day of April, 2015.

Expires: 1-8-19

Notary Public

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
James A. (Tony) Fleming, Jr And Jan Fleming 1206 Perkins Lane Franklin, TN 37069	New Owner Same	Map 142-06-0-A Parcel 192.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James A. (Tony) Fleming, Jr** has bargained and sold and does hereby quitclaim, transfer and convey all his right, title and interest which he may have in the hereinafter described property to **James A. (Tony) Fleming, Jr. and Jan Fleming, husband and wife,** their heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:
Land lying and being in the 1st Civil District of **Davidson** County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Building No. 26, Unit No. 192, and Garage No(s)1, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 through 130, inclusive, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Page 257,thur 312 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, and Charter of Creekside Meadow Association, Inc. of record Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. (Tony) Fleming, Jr. by Executrix's Quitclaim Deed from Christina L. Collins, Executrix of the Estate of Doris T. Fleming, of record in Instrument No. 20050406-0037572, Register's Office for Davidson County, Tennessee, dated March 23, 2005 and recorded on April 06, 2005.

Being part of the same property conveyed to the Peppertree Company by deed of record in Book 5052, Page 95, thur 954, Register's Office for Davidson County, Tennessee.

Property being also known as 810 Bellevue Road, #192, Nashville, TN 37221

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for **DAVIDSON** County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 14th day of April, 2015.

James A. (Tony) Fleming, Jr.

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

On this 14th day of April, 2015 before me personally appeared James A.(Tony) Fleming, Jr. to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-19

FILE # 315007CI