THIS INSTRUMENT WAS PREPARED BY: John Chadwick Long, Attorney At Law 130 South Water Avenue Gallatin, Tennessee 37066 NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF MARCH, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 6-19-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Deena Lauderdale-Berry & Danielle Lauderdale, Joint Tenants with Right of Survivorship (NAME)	Deena Lauderdale-Berry & Danielle Lauderdale (NAME)	093061B62200CO
231 5th Avenue North; Unit 400 (STREET ADDRESS OR ROUTE NUMBER)	231 5th Avenue North; Unit 400 (STREET ADDRESS)	
Nashville TN 37219 (CITY) (STATE) (ZIP CODE)	Nashville TN 37219 (CITY) (STATE) (ZIP CODE)	

BILL GARRETT, Davidson County
Trans:T20150028874 DEEDQC
Recvd: 04/17/15 08:19 3 pgs
Fees:17.00 Taxes:0.00
20150417-0034011

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEENA LAUDERDALE-BERRY and DANIELLE LAUDERDALE** "GRANTORS", by these presents, does hereby quitclaim and convey unto **DEENA LAUDERDALE-BERRY and DANIELLE LAUDERDALE,** as Joint Tenants With Right of Survivorship, hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT FD 400, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, AMENDED AT INSTRUMENT NO. 20080331-0032083, SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSE AGENCY, RECORD ON THE 1ST DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051201-0144514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS

INSTRUMENT NUMBERS 20051201-0144514; BOOK 7423, PAGE 374; BOOK 8027, PAGE 865; BOOK 9208, PAGE 613; BOOK 10512, PAGE 464; INSTRUMENT NUMBERS 20020626-0076795; 2005124-0008719; 20050429-0048067; 20060324-0034091; 20070227-0024233; 20070419-0047025; 20071220-0146058; 20080118-0006035; 20080331-0032083; 20051128-0142924; AND 2061127-0145769; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property hereinabove was acquired by the Grantors by Administrator's Quitclaim Deed from the Estate of Dayton William Lauderdale dated July 17, 2014 and recorded July 30, 2014 in Transaction No. T20140055355, Instrument No. 20140730-0068079, 3 pages in Register's Office in Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property, known as **231 5th Avenue North; Unit 400; Nashville, Tennessee 37219**

STATE OF FL }
COUNTY OF Citrus }

WITNESS my hand this the 20 day of March, 2015.

Deena Lauderdale-Berry
DEENA LAUDERDALE-BERRY

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DEENA LAUDERDALE-BERRY**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 20 day of March, 2015.

Brandon Gauthier
Notary Public

My Commission Expires: 12/29/2017

BRANDON GAUTHIER
Notary Public - State of Florida
My Comm. Expires Dec 29, 2017
Commission # FF 079842

STATE OF TN }
COUNTY OF Davidson }

WITNESS my hand this the 16 day of April, 2015.

DANIELLE LAUDERDALE

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DANIELLE LAUDERDALE**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of April, 2015.

Notary Public

YESSENIA CARDENAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/08/2016

STATE OF **TENNESEE** }
COUNTY OF **SUMNER** }

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(D) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(5).

Affiant

Sworn to and subscribed before me this 1 day of April, 2015.

Notary Public

BRITTNEY A BICHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2

My Commission Expires: