THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger, Esq.** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215** **Davidson County DEEDQC** **Recvd: 04/17/15 11:25 4 pgs** **Fees:22.00 Taxes:0.00** **20150417-0034186**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me this 9th day of April, 2015. Notary Public My Commission Expires: My Commission Expires MAY 08, 2017

TERESA GAIL BECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Randall C. Morgan and Christy B. Morgan 1203 Kirkwood Ave. Nashville, TN 37212	Send Tax Bills To: New Owner	Map and Parcel: 10513017800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RANDALL C. MORGAN**, a married man (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto his wife, **CHRISTY B. MORGAN, A ONE-HALF (1/2) INTEREST** in and to the real property located in the City of Nashville in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property located at **1111 South Douglas Avenue, Nashville, TN 37204**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

* * *

I, Talbott P. Ottinger, 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.

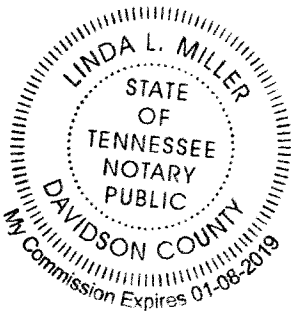
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2015.

Randall C. Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Randall C. Morgan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee this 17th day of April, 2015.

Notary Public

TERESA C. WELBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires My Commission Expires MAY 08, 2017

LEGAL DESCRIPTION
Exhibit "A"

TRACT I

Land in Davidson County, Tennessee, being Unit A of Homes at 1111 South Douglas, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1111 South Douglas, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150407-0030284, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1111 South Douglas, a Horizontal Property Regime with Private Elements, contained in said Declaration, the ByLaws appended thereto in Exhibit "B" and plat filed as exhibit "C" to said Declarations appearing in Instrument No. 20150407-0030284, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Randall C. Morgan, married by deed from Harold H. Smith and wife, Agnes E. Smith, dated November 21, 2006 of record in Instrument No. 20061130-0147596, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being Unit B of Homes at 1111 South Douglas, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1111 South Douglas, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150407-0030284, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1111 South Douglas, a Horizontal Property Regime with Private Elements, contained in said Declaration, the ByLaws appended thereto in Exhibit "B" and plat filed as exhibit "C" to said Declarations appearing in Instrument No. 20150407-0030284, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Randall C. Morgan, married by deed from Harold H. Smith and wife, Agnes E. Smith, dated November 21, 2006 of record in Instrument No. 20061130-0147596, Register's Office for Davidson County, Tennessee