27042-4
Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $104,000.00. Affiant Subscribed and sworn to before me, this the 15th day of April, 2015. Notary Public My commission expires: 2/13/17

BILL GARRETT, Davidson County
Trans:T20150029251 DEEDWARR
Recvd: 04/17/15 15:33 2 pgs
Fees:13.00 Taxes:384.80
20150417-0034526

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George T. Quinn	Renasant Bank	Map 129-15-0-A, Parcel 094.00co
516 Davis Drive	2001 Park Place North, Suite 150	
Brentwood, TN 37027	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel C. Titcomb and Gina Mendoza, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George T. Quinn and Libbie J. Quinn, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. F-94 of the Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, and amended in Instrument No. 20071025-0126213 and Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7091, Page 351 and amended in Instrument No. 20071025-0126213, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plan of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Daniel C. Titcomb, unmarried by Deed from Ralph A. Corley, III and wife, Susan F. Corley, dated April 13, 2005, of record in Instrument No. 20050419-0043627, Register's Office for Davidson County, Tennessee. The said Daniel C. Titcomb quitclaimed his interest in the property to Daniel C. Titcomb and Gina Mendoza, husband and wife, by Quitclaim Deed dated June 24, 2013, of record in Instrument No. 20130627-0066129, Register's Office for Davidson County, Tennessee.

Gina Mendoza, spouse of the above named Daniel C. Titcomb, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is made subject to the following:
(1) The Plan as set out on Exhibit A-2 to the Master Deed of record in Book 7091, Page 302, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominiums, of record in Book 7091, Page 302, and as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee.
(3) By-Laws of Belle Meade Highlands Homeowners' Association, Inc., of record in Book 7091, Page 351, and as amended in Instrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee.
(4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4816, Page 427, and corrected in Book 4881, Page 710, said Register's Office.
(5) Temporary Easement Agreement of record in Book 11000, Page 273, said Register's Office.
(6) Charter of Belle Meade Highlands Condominium Association, Inc., of record in Book 7102, Page 223, Register's Office for Davidson County, Tennessee.

(7) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **21 Vaughn's Gap Road #F-94, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this **15th** day of **April, 2015.**

Daniel C. Titcomb

Gina Mendoza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel C. Titcomb and Gina Mendoza,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17