BILL GARRETT, Davidson County
Trans:T20150037113 DEEDQC
Recvd: 05/13/15 12:19 2 pgs
Fees:12.00 Taxes:0.00
20150513-0043909

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 201
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Aspen Construction, LLC PO Box 2092 Brentwood, TN 37024	Same As Owner	105-5-N-2.00CO out of 105-5-561.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Robert J. Schneider and wife, Terry S. Schneider** do hereby quitclaim and by these presents does transfer and convey all of their right, title and interest unto **Aspen Construction, LLC,** it's successors and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1415 14th Avenue S., Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20140909-0082636, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of 1415 14th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140909-0082636, and By-Laws appened thereto as Exhibit "B", said Register's Office of Davidson County Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the property conveyed to Robert J. Schneider and wife Terry S. Schneider by Warranty Deed from Charles Caudell, unmarried, dated 09/05/2014, recorded 09/09/2014 as Instrument Number 20140909-0082635, Register's Office for Davidson County, Tennessee. Property known as 1417 14th Ave S, Nashville, TN 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of April, 2015.

Robert J. Schneider

Terry S. Schneider

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Schneider**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of April, 2015.

Pam McBroom
Notary Public

My Commission Expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry S. Schneider**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of April, 2015.

Notary Public

My Commission Expires: 1-28-19

TALISA M. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2015.

Pam McBroom
Notary Public

My Commission Expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018