THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger

Attorney at Law
TRANSFER
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Tennessee)
Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS IS: $ 0.00

AFFIANT

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(4)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF June, 2015.

NOTARY PUBLIC/OFFICIAL

MY COMMISSION EXPIRES: UPON EXPIRATION

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:
Adam Walker
306 Taylor Street
Nashville, TN 37208

SEND TAX BILLS TO:
Citimortgage
1000 Technology Drive
O'Fallon, MD 63368

MAP – PARCEL NUMBERS
Map: 082-09-0 D
Parcel: 002.00 CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Adam Walker and Luis Ernesto Gonzalez Hernandez, do hereby remise, release and quitclaim unto Adam Walker, his successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

BEING Unit No. 306 as shown on the site Plan attached as Exhibit B to the Master Deed and By-Laws establishing The Taylor, a Townhouse, of record as Instrument No. 20031020-0154607 in the Register's Office For Davidson County, Tennessee, and being located upon Lot No. 2 on the Plan of the Resubdivision Lot 2 and Part of Lot 1 on the Plan of P.A. Smith Subdivision of record as Instrument No. 20030220-0022515 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam Walker and Luis Ernesto Gonzalez Hernandez by deed from Adam Walker, dated November 14, 2014, recorded December 2, 2014, of record as Instrument No. 20141202-0110385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans: T20150042827 DEEDQC
Recvd: 06/02/15 10:30 2 pgs
Fees: 12.00 Taxes: 0.00
20150602-0050968

This property is improved property known as 306 Taylor Street, Nashville, TN 37208.

WITNESS my hand this 26th day of May, 2015.

Adam Walker

Luis Ernesto Gonzalez Hernandez

Tennessee }
Williamson }

Personally appeared before me, a Notary Public in and for said State and County, the within named Adam Walker, 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 Franklin, Tennessee, this 26th day of May, 2015.

CASSANDRA M HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Notary Public/Official

My Commission Expires: 9/12/2016

Tennessee }
Williamson }

Personally appeared before me, a Notary Public in and for said State and County, the within named Luis Ernesto Gonzalez Hernandez, 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 Franklin, Tennessee, this 26th day of May, 2015.

CASSANDRA M HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Notary Public/Official

My Commission Expires: 9/12/2016

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.