Box 10-B

BILL GARRETT, Davidson County
Trans: T20150067855 DEEDQC
Recvd: 08/13/15 11:51 2 pgs
Fees: 12.00 Taxes: 0.00
20150813-0081191

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: November 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILFREDO CEPNIO, ET. UX	**WELLS FARGO REAL ESTATE TAX SERVICES, LLC**	**093-06-0A-131.00 CO**
(NAME) **301 MORTON DRIVE**	(NAME) **405 SOUTHWEST 5TH STREET**	
(ADDRESS) **DALY CITY, CA 94015**	(ADDRESS) **DES MOINES, IA 50328**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARK THOMAS CEPNIO,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **WILFREDO D. CEPNIO AND WIFE, IRENE R. CEPNIO,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1018 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mark Thomas Cepnio from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company, by deed dated April 4, 2008, of record as Instrument No. 20080409-0035939, said Register's Office.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

****THIS CONVEYANCE IS SUBJECT TO THAT CERTAIN DEED OF TRUST DATED APRIL 4, 2008, EXECUTED BY MARK THOMAS CEPNIO, A SINGLE MAN, IN FAVOR OF WELLS FARGO BANK, N.A., IN THE SUM OF $134,615.00, OF RECORD IN INSTRUMENT NO. 20080409-0035940, SAID REGISTER'S OFFICE.**

Unimproved ( )
This is improved(X) property known as **301 DEMONBREUN STREET, UNIT 1018, NASHVILLE, TN 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 8th day of ~~October~~ August as, **2015.**

Mark Thomas Cepnio

MARK THOMAS CEPNIO

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark Thomas Cepnio**, the bargainor, 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 Los Angeles, California this 8 day of Aug, 2015.

My Commission Expires: Aug 09, 2016

Violeta Jendoubi

Notary Public

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016