BILL GARRETT, Davidson County
Trans:T20150070914 DEEDQC
Recvd: 08/21/15 12:26 2 pgs
Fees:12.00 Taxes:0.00
20150821-0084611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Rachel Thomas, Affiant
Subscribed and sworn before me this the
21 Day of AUG, 2015.
Debby Quick, Deputy Register

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Rachel Thomas** (formerly Rachel Thomas-Spain) of the County of Davidson and State of Tennessee for and in consideration of the amount of ten dollars ($10.00), do hereby bargain, sell, release, remise, quit claim, and convey unto **Rachel Thomas and Brian Theriac, as wife and husband**, all her right, title and interest in and to the following described real estate, to wit:

> Land in Davidson County, Tennessee, being Unit 212, Lot 4, Brattlesboro Place Condominiums, of record in Book 5200, page 731 and shown as Exhibit B to Master Deed of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed by Warranty Deed from the Estate of James M. Lotochinski to Rachel Marie Thomas-Spain on June 15, 2010, in Instrument No. 20100617-0047027. The property's U.S. Mail address is:
>
> **216 Brattlesboro Place**
> **Nashville, Tennessee 37204**

This Conveyance is subject to the matters set forth below, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brattlesboro Place, as recorded in Plat Book 5200, Page 731.

Covenants, conditions, and restrictions as set forth in Master Deed recorded in Book 6313, Page 496, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

New OWNER & tax bills:
Rachel Thomas & Brian Theriac
216 Brattlesboro Place
Nashville, TN 37204

Map & Parcel:
132-09-0B-212.00

Terms and provisions of by-Laws of Brattlesboro Place Condominium recorded in Book 6313, Page 496 Exhibit B, Charter of Brattlesboro Homeowners Association, Inc. recorded in Book 6788, Page 626, Book 7866, Page 387 and Book 8349, Page 576.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brattlesboro Place of record in Book 6313, Page 496; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 21st day of August A.D., 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Rachel Thomas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 21st day of August, 2015.

Natalie Reese

NOTARY PUBLIC

My commission expires:
11/5/2015

NATALIE REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018