BILL GARRETT, Davidson County
Trans:T20150079841 DEEDQC
Recvd: 09/18/15 16:00 3 pgs
Fees:17.00 Taxes:0.00
20150918-0095277

PREPARED BY: *ROBERT J. HAZARD, ESQ.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE S., STE. 1700 | NASHVILLE TN 37201 **PHONE** | 615.244.4994 **EMAIL** | RHAZARD@GSRM.COM **WEBSITE** | GSRM.COM	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $NONE. Nelson W. Shields AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, ON SEPTEMBER 14, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 1/6/2018

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sheila A. Shields 836 Overton Court Nashville, TN 37220	Same	160-15-0D-017.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Nelson W. Shields** this day releases, remises and hereby quitclaims unto **Sheila A. Shields**, all of his interest, right and title in and to a certain tract of improved real property in Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference.

The property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

DATED, September 14, 2015.

Nelson W. Shields

Nelson W. Shields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Nelson W. Shields, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on September 14, 2015.

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/9/2018

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 17 of St. Martin Square at Seven Springs Condominiums, Phase I, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq* of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums Phase I of record in Instrument Number 20060310-0028319, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and interest 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 buildings thereof; said unit being depicted on Exhibit to said Master Deed; Together with a percentage interest in the common elements and voting percentage as set forth in exhibit to said Master Deed.

Being the same property conveyed to Nelson W. Shields by Warranty Deed from John Charles Porter (Megan L. Porter, spouse, also joined in to convey any and all interest she may have in the above-referenced property), of record in Instrument No. 20130904-0092925, Register's Office for Davidson County, Tennessee.

This is improved land known as 309 Seven Springs Way, No. 101, Brentwood, Tennessee 37027.

The legal description above is the same as in the previous deed of record.