BILL GARRETT, Davidson County
Trans:T20150080173 DEEDQC
Recvd: 09/21/15 13:11 3 pgs
Fees:17.00 Taxes:0.00
20150921-0095718

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	**Send Tax Bills To:**	**Map & Parcel Number:**
Susan H. Loudenslager, a/k/a Susan H. Smith Philip G. Smith 415 Church Street, Unit 1514 Nashville, TN 37219	Susan H. Loudenslager, a/k/a Susan H. Smith Philip G. Smith 415 Church Street, Unit 1514 Nashville, TN 37219	Map Part of 93-6-1 Parcel 87

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Susan H. Smith, a/k/a Susan H. Loudenslager, and husband, Philip G. Smith, the Grantors, by these presents do hereby quitclaim and convey unto Susan H. Loudenslager, a/k/a Susan H. Smith, and husband, Philip G. Smith, as tenants by the entirety, the Grantees, their heirs, successors and assigns, all their right, title and interest in and to the following described tracts of land:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment known as Unit No. 1514 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Susan H. Smith and husband, Philip G. Smith, by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated November 6, 2006, and recorded November 8, 2006, of record in Instrument No. 20061108-0139175, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (I) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 415 Church Street, Unit 1514, Nashville, TN 37219.

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

Witness their hands this 21st day of ~~May~~ September, 2015.

Susan H. Loudenslager

Susan H. Smith, a/k/a Susan H. Loudenslager

Philip G. Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **Susan H. Smith, a/k/a Susan H. Loudenslager**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 21st day of ~~May~~ September, 2015.

Ginger M. Fox

Notary Public

GINGER M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-08-16

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **Philip G. Smith**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 21st day of ~~May~~ September, 2015.

Notary Public

My Commission Expires: 03-08-16

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Subscribed and sworn to before me, this 21st day of ~~May~~ September, 2015

Notary Public

Commission Expiration Date: 03-08-16

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.