BILL GARRETT, Davidson County
Trans:T20150083085 DEEDQC
Recvd: 09/30/15 10:16 3 pgs
Fees:17.00 Taxes:0.00
20150930-0099190

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Beth Ann Kreuter 5025 Hillsboro Pike Unit 18D Nashville, TN 37215	Beth Ann Kreuter 5025 Hillsboro Pike Unit 18D Nashville, TN 37215	131-01-0-D-149.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Kreuter and wife, Brenda Kreuter,** by these presents do hereby quitclaim and convey unto **Beth Ann Kreuter, a single woman,** her heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 149, also known as Unit No. 18-D, on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to John Kreuter and wife, Brenda Kreuter, by Warranty Deed from Grace E. Wilson, unmarried, and Sharolyn P. Wilson and husband, Foster Wilson, of record in Instrument No. 20131219-0128253 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 19, 2013.

This is improved property also known as 5025 Hillsboro Pike, Unit 18D, Nashville, TN 37215.

STATE OF ILLinois
COUNTY OF Johnson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23rd day of September 2015.

Affiant

My commission expires:

Notary Public

(Affix Seal)
"OFFICIAL SEAL"
JUNE HARTLINE
Notary Public, State of Illinois
My Commission Expires: 3/1/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me this the
_____Day of _____, 20___.

_____, Deputy Register

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities.

John Kreuter
Name: John Kreuter

Brenda Kreuter
Name: Brenda Kreuter

STATE OF Illinois
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John and Brenda Kreuter, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of September, 2015.

June Hartline
Notary Public

My Commission Expires:

"OFFICIAL SEAL"
JUNE HARTLINE
Notary Public, State of Illinois
My Commission Expires: 3/1/2016

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of September 2015.

Name: John Kreuter

Name: Brenda Kreuter

STATE OF Illinois
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John and Brenda Kreuter, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of September, 2015.

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
JUNE HARTLINE
Notary Public, State of Illinois
My Commission Expires: 3/1/2016