QUITCLAIM DEED

BILL GARRETT, Davidson County

Trans: T20150085593 DEEDQC

Recvd: 10/07/15 13:46 2 pgs

Fees: 12.00 Taxes: 0.00

20151007-0102375

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF ~~DAVIDSON~~ Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 .

Marguerite Minton Keller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October 2015.

Jennifer Waipa
Notary Public

MY COMMISSION EXPIRES: October 29, 2015

(AFFIX SEAL)

NOTARY PUBLIC - KENTUCKY - STATE AT LARGE - JENNIFER WAIPA

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marguerite Minton Keller Living Trust & Jane Hayden Minton	**Same**	
(NAME)	(NAME)	**131-8C-3**
4326 Frankfort Rd.		
(ADDRESS)	(ADDRESS)	
Shelbyville, KY 40065		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARGUERITE M. KELLER, MARRIED WITH A 55% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY SAID 55% UNDIVIDED INTEREST UNTO **MARGUERITE MINTON KELLER, TRUSTEE OF THE MARGUERITE MINTON KELLER LIVING TRUST U/A/D SEPTEMBER 26, 2009 AND AMENDED ON SEPTEMBER 10, 2015,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT C TOGETHER WITH AN UNDIVIDED ONE-EIGTH (1/8) INTEREST IN COMMON ELEMENTS OF COLONY COURT CONDOMINIUM A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6379, PAGE 242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTAHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF COLONY COURT OF RECORD IN PLAT BOOK 6250, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARGUERITE M. KELLER, MARRIED WITH A 55% UNDIVIDED INTEREST AND JANE HAYDEN MINTON, UNMARRIED WITH A 45% UNDIVIDED INTEREST AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM MARGUERITE M. KELLER, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20130311-0023833, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MARCH 4, 2013.

**** THIS IS NOT THE PRIMARY RESIDENCE OF MARGUERITE M. KELLER.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved**

property known as **109 Colony Court, Nashville, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 1 day of October, 2015.

Marguerite M. Keller
Marguerite M. Keller

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marguerite M. Keller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of October, 2015.

Jennifer Wayne
Notary Public

My Commission Expires: October 29, 2015

JENNIFER WAYNE NOTARY PUBLIC STATE AT LARGE - KENTUCKY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212