This Instrument Prepared From Information Furnished by The parties	STATE OF Tennessee COUNTY OF Williamson The actual consideration for this transfer is -0-. Affiant Subscribed and sworn to before me this the 7 day of December 2015. Notary Public My Commission Expires: 6-30-2019

Quitclaim Deed

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#
Howard Wallace, Jr and Maria Eaton-Wallace	SAME	051150A01700CO
912 Dalebrook Lane		
Nashville, TN 37206		

KNOW ALL MEN BY THESE PRESENTS that **Howard Wallace, Jr.** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Howard Wallace, Jr. and Maria Eaton-Wallace** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows;

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT D-17 ON THE PLAN OF QUAIL CREEK CONDOMINIUMS, AS SHOWN OF RECORD IN BOOK 6328, PAGES 8990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE QUAIL CREEK HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6328, PAGE 44, ET SEQ., SAID REGISTER'S OFFICE.

BEING THE SAME PORPERTY CONVEYED TO HOWARD WALLACE, JR FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY CASH DEED DATED JUNE 13, 2008 AND RECORDED JUNE 20, 2008 IN INSTRUMENT #20080620-0062623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(X) improved property known as 420 Walton Lane, #D17, Madison, TN 3715
This is ( ) unimproved

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20150109025 DEEDQC
Recvd: 12/28/15 11:50 2 pgs
Fees:12.00 Taxes:0.00
20151228-0129899

WITNESS my hand this the 7 day of December, 2015.

Howard Wallace, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Howard Wallace, Jr., the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 7 day of December, 2015.

Notary Public
My Commission Expires: 6-30-2019

