Davidson County DEEDQC
Recvd: 12/31/15 09:05 3 pgs
Fees:17.00 Taxes:0.00
20151231-0131385

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:
Regale Properties, LLC
8200 Rossi Road
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel: 162090A107.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Lauren C. Hartstern and Stephen C. Hartstern,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Regale Properties, LLC, a Tennessee series limited liability company, Series No. 1606,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Townhouse No. 107, Building No. 17 in a Horizontal Property Regime on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lauren C. Hartstern and Stephen C. Hartstern from Fannie Mae A/K/A Federal National Mortgage Association, by Special Warranty Deed, of record in Instrument No. 20130724-0076401, Register's Office for Davidson County, Tennessee.

This is improved property known as 5510 Country Drive #107, Nashville, TN 37211.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 30th day of December, 2015.

Stephen C. Hartstern
By: _____, Attorney in Fact

Stephen C. Hartstern,
By: Lauren Catherine Hartstern, Attorney in Fact
Pursuant to Power of Attorney of record in
Instrument No. 20151229-0130772,
Register's Office for Davidson County, TN.

Lauren C. Hartstern

****Said property being for investment purposes only and has never been used as the marital residence of either Grantor.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Lauren C. Hartstern, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 30th day of December, 2015.

My Comm. Expires: 10/2/17

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lauren Catherine Hartstern**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Stephen C. Hartstern for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Stephen C. Hartstern, and is authorized by Stephen C. Hartstern to execute this instrument on his behalf.

Witness my hand and seal, at office, this 30th day of December, 2015.

My Comm. Expires: 10/2/17

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

