Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20160105-0000671

Rec'd

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108 80180993

This instrument prepared by & send tax bills to:
Agnes Quiggle and Andrew C. Quiggle
302 Van Buren Street
Nashville, TN 37208

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **AGNES E. TERRY, NOW KNOWN AS AGNES QUIGGLE, WHO ACQUIRED TITLE AS UNMARRIED, AND ANDREW C. QUIGGLE, WHO ACQUIRED TITLE AS UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** of 302 Van Buren Street, Nashville, TN 37208, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **ANDREW C. QUIGGLE AND AGNES QUIGGLE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** of 302 Van Buren Street, Nashville, TN 37208, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 302, MORGAN PARK PLACE EAST CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050831-0104621, AMENDED AT INSTRUMENT NOS. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 AND 20100622-0048863, IN THE REGISTER'S OFFICE. DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM NEW URBAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO LAWRENCE BROS. LLC, A TENNESSEE LIMITED , LIABILITY COMPANY AS RECORDED ON THE 27TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050527-0060136; PART OF QUITCLAIM DEED FROM HARRY E. LAWRENCE TO LAWRENCE BROS., LLC AS RECORDED ON THE 25TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050525-0058998; PART OF QUITCLAIM DEED FROM CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION TO LAWRENCE BROS., LLC AS RECORDED ON THE 10TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050510-0052491; PART OF WARRANTY DEED FROM WILL GOODMAN, MARRIED TO LAWRENCE BROS,

LAWRENCE BROS, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 28TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030228-0026773 AND PART OF GENERAL WARRANTY DEED FROM M & M CONTRACTORS, INC. TO LAWRENCE BROS. LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 16TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020716-0085282, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

PARCEL ID #082 09 0J 302.00

THIS BEING THE SAME PROPERTY CONVEYED TO AGNES E. TERRY, UNMARRIED, AND ANDREW C. QUIGGLE, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP FROM LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN A DEED DATED JULY 15, 2014 AND RECORDED JULY 29, 2014 AS INSTRUMENT NO. 20140729-0067073.

Property Commonly Known As: 302 Van Buren Street, Nashville, TN 37208

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the _____ day of Dec. 18, 2015.

AGNES QUIGGLE

ANDREW C. QUIGGLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Agnes Quiggle and Andrew C Quiggle, whom I am personally acquainted, or proved to ~~me~~ on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Davidson, Tennessee on this date of 18th December, 2015.

Notary Public
My Commission Expires: 1/8/19

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 18th day of December, 2015.

Notary Public
My Comm. Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

U05652073
7439 12/28/2015 80180993/1

I, LATHA PARAMESWARAN do hereby make oath that I am a ~~licensed attorney~~ and/or 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.

Signature

State of Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).