After Recording Return To:
American Premier

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
117-02-0D-017.00

QUIT CLAIM DEED

[this deed is being executed to remove former spouse from title]

Mail Tax Information To:
New Owner/ Property Being Conveyed
Anthony S. Townson
3043 Woodlawn Drive
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 01/26/16 08:40 4 pgs
Fees:22.00 Taxes:0.00
20160126-0007186

APL# 042843

THIS INDENTURE, made this 21 day of December, 2015, between ANNE L. TOWNSON, a divorced woman, residing at 141 Neese 7494 Nashville TN 37211 hereinafter referred to as "**Party of the First Part**" and ANTHONY S. TOWNSON, an unmarried man, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 17 ON THE PLAN OF THE CLAIRMONT CONDOMINIUMS, OF RECORD IN PLAT BOOK 6200, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT AND BEING FURTHER ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 7096, PAGE 940 AS AMENDED IN BOOK 7108, PAGE 98 AND REINSTATED IN BOOK 8263, PAGE 703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO ANTHONY S. TOWNSON AND ANNE L. TOWNSON, HUSBAND AND WIFE FROM RUTH R. SINQUEFIELD, UNMARRIED, BY WARRANTY DEED RECORDED APRIL 30, 2013 IN BOOK _____ _____PAGE _____/ INSTRUMENT NO. _____ _____IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3043 Woodlawn Drive, Nashville, TN 37215
The legal description was provided by agent for grantor.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written. *The Grantor executing this instrument specifically acknowledges that she has had the opportunity to seek counsel before her execution hereof, knows that she is relinquishing her interest in the property herein described and executes this document on the day and year first written above holding the preparer of same harmless from any recourse she may have regarding the execution of same.*

ANNE L. TOWNSON

STATE OF TENNESSEE }

COUNTY OF Rutherford }

On this 21 day of December, 2015, before me personally appeared ANNE L. TOWNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC Deah Williams

DEAH WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/19/19

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

ANNE L. TOWNSON

Subscribed and sworn to before me this 21 day of December, 2015.

NOTARY PUBLIC Deah Williams

DEAH WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/19/19

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT "A"

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 NO. 17 ON THE PLAN OF THE CLAIRMONT CONDOMINIUMS, OF RECORD IN PLAT BOOK 6200, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT AND BEING FURTHER ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 7096, PAGE 940 AS AMENDED IN BOOK 7108, PAGE 98 AND REINSTATED IN BOOK 8263, PAGE 703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

Parcel No.: 117-02-0D-017.00

True Copy Certification

I, **Kevin Bui**, 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

Kevin Bui

State of **California**

County of **Orange**

Personally appeared before me, **Patrice Jobin**, a notary public for this county and state, **Kevin Bui** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patrice Jobin

My Commission Expires: 12-29-2016

Notary' Seal (if on paper)

