QUITCLAIM DEED

This instrument was prepared by:
Mary Joan Soffiantino (owner)
150 Pepper Ridge Circle
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20160008662 DEEDQC
Recvd: 02/02/16 08:29 2 pgs
Fees:13.00 Taxes:277.13
20160202-0009771

Name and address of the new owner (the Grantee):	William Hauck Soffiantino III 1420 Liza Jane Court Murfreesboro, Tennessee 37129-8989
Name and address of the Mortgagee (the holder of a mortgage loan):	N/A
Tax map parcel number:	02DU70705 / 149-05-0-A-150.00 CO
Mail tax bills to:	William H Soffiantino III 150 Pepper Ridge Circle Antioch, Tennessee 37013-8989

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Mary Joan Soffiantino, the Grantor, sell, transfer, and convey to William Hauck Soffiantino, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: [*legal description*]

Land in Davidson County, TN being unit no.150 on the plan of condominium site of Revision to Phase Five, Pepper Ridge Condominiums, of record book 8250, page 162,with annexation of Land in Book 8684, page 880, corrected, amended and restated in book 8870, page 546, all in Register's office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book ~~8250~~ 8822, Page ~~162~~ 851, in the Register's Office of Davidson, County, Tennessee.

Taxes for the year 2016, are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 29th day of JAN, 2016.

Mary Joan Soffiantino
Grantor

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 29th day of JAN, 2016, before me personally appeared MARY J. SOFFIANTINO, the Grantor, 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 he or she executed the same as his or her free act and deed.

Gloria Victory
Notary Public

GLORIA VICTORY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8.6.16.

Affidavit of Value

STATE OF: Tennessee
COUNTY OF: Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $74,900.00 That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William H Soffiantino III
Grantee

Sworn to and subscribed before me this 29 day of JAN, 2016.

Gloria Victory
Notary Public

GLORIA VICTORY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8.6.16.