BILL GARRETT, Davidson County
Trans:T20160015272 DEEDQC
Recvd: 02/24/16 14:27 2 pgs
Fees:12.00 Taxes:0.00
20160224-0017696

THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

SUBSCRIBED AND SWORN to before me, this the 22 day of February, 2016.

Notary Public
My Commission Expires: 8/20/19

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Stephen A. Epstein et ux. 1305 Rosa L. Parks Blvd. #450 Nashville, TN 37208	SWBC Mortgage Corporation 9311 San Pedro Ave. Suite 100 San Antonio, TX 78216	81-12-B-509.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STEPHEN A. EPSTEIN, NOW MARRIED ("Grantor"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto STEPHEN A. EPSTEIN AND MEGAN EPSTEIN, HUSBAND AND WIFE ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, TN, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 405, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846, 2011609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066710, Scrivener's Affidavit recorded in Instrument No. 20150205-0011062 and amendment recorded in Instrument No. 20150225-0016078, 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 the same property conveyed to Stephen A. Epstein, an unmarried man, by Warranty Deed from John Scott Hodgson, Jr., an unmarried man, of record in Instrument No. 20150430-0038579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABLITY FOR THIS INSTRUMENT.

This is improved property, known as 1350 Rosa L. Parks Blvd. #405 Nashville, TN 37208.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 22nd day of FEBRUARY, 2016.

GRANTOR:

Stephen A. Epstein

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A. Epstein, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of February, 2016.

Notary Public

My Commission Expires:

(SEAL) 3-6-18

STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY
NOTARY PUBLIC
MY COMMISSION EXPIRES

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212