This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

BILL GARRETT, Davidson County
Trans:T20160020746 DEEDQC
Recvd: 03/14/16 14:35 2 pgs
Fees:12.00 Taxes:0.00
20160314-0024119

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners: Blaine Bonadies	Send Tax Bills To: Blaine Bonadies	Parcel 306.00 Map 083-3
1521 Dallas Avenue	1521 Dallas Avenue	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Justin Rogers ("Grantor"), do hereby convey and quitclaim unto Blaine Bonadies ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Unit A and Unit B as shown on the plat titled "Property Exhibit of 2112 Carter Avenue" prepared by Michael H. Charette, RLS Tennessee No. 2048, dated September 10, 2014, attached to and recorded with an "Owner's Property Survey Affidavit", dated October 23 and 24, 2014, and of record as Instrument No. 20141024-0098417, Register of Deeds' Office for Davidson County, Tennessee, and as fully described in "Master Deed Establishing Horizontal Property Regime Carter Avenue Condominiums," dated October 21, 2014, and of record as Instrument No. 20141021-0097123, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Justin Rogers and Blaine Bonadies, as Tenants in Common, by Warranty Deed from Nina M. Ray and Kimberly J. Hindman, dated June 18, 2014, and of record as Instrument No. 20140916-0084721, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 2112 Carter Avenue A & B, Nashville, Tennessee 37206. The property is also known as Carter Avenue Condominiums, Unit A and Unit B, of record in Instrument No. 20141021-0097123.

This conveyance is subject to any and all master deeds, existing liens, encumbrances, restrictions, titles, interests, utilities lines, and easements of record.

IN TESTIMONY WHEREOF I have hereunto set my hands this 14th day of March, 2016.

Justin Rogers

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Justin Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 14th day of March, 2016.

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: August 23, 2016

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Justin Rogers

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of March, 2016.

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: August 23, 2016