QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160027643 DEEDQC
Recvd: 04/05/16 14:06 2 pgs
Fees:12.00 Taxes:0.00
20160405-0032616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 3, 2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adriana Thomas (NAME)	**Same** (NAME)	
117 N. Timber Dr. (ADDRESS)	(ADDRESS)	**13201016600**
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **BOBBI J. THOMAS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ADRIANA THOMAS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 12, BUILDING B, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF TIMBER LAKE CONDOMINIUMS HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6549, PAGE 475, AMENDED IN BOOK 6561, PAGE 141, AND CORRECTED IN BOOK 7153, PAGE 617, AND APPOINTMENT OF SUCCESSOR TRUSTEE OF RECORD IN BOOK 8504, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT A-2 TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO BOBBI J. THOMAS, UNMARRIED, BY QUITCLAIM DEED FROM DONALD W. MACBRIDE, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20140819-0075103, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 13, 2014.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **117 North Timber Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 31 day of March, 2016.

Bobbi J. Thomas

Bobbi J. Thomas

STATE OF Ohio)
COUNTY OF Washington)

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

Witness my hand and official seal, this the 31 day of March, 2016.

Kelsey Arnold
Notary Public

My Commission Expires: July 20, 2020

NOTARIAL SEAL
STATE OF OHIO

KELSEY ARNOLD
Notary Public, State of Ohio
My Commission Expires 07-20-2020

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