BILL GARRETT, Davidson County
Trans:T20160028176 DEEDQC
Recvd: 04/07/16 09:05 2 pgs
Fees:12.00 Taxes:0.00
20160407-0033246

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel Nos.:*
Latrease Gibson 2073 Sherbrooke Lane Nashville, TN 37211	Latrease Gibson 2073 Sherbrooke Lane Nashville, TN 37211	162-9 22 5DU-32294

This Instrument Was Prepared By:

Renard A. Hirsch, Sr., Esquire
SMITH & HIRSCH, PLC
Skyline Professional Building
3250 Dickerson Pike, Suite 121
Nashville, Tennessee 37207

Office 615.242.5003
Fax 615.244.5031

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

SWORN to and subscribed before me on this 04th day of April, 2016.

Notary Public

My commission expires: 10-07-2019

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into the 2nd day of April, 2016.

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged (and no monetary consideration) given by LATREASE GIBSON, the GRANTEE, we, SIDNEY THOMAS BUNCH and BRENDA C. BYAS, the GRANTORS, hereby grant, bargain, sell, convey, remise, release and forever quitclaim to LATREASE GIBSON, GRANTEE, all right, title, interest, claim or demand of GRANTORS in and to the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Unit No. A, located on Lot No. 16, on the Plan of Cedarwood Condominiums, Phase III, (Revised) of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being part of the same property conveyed to F.A.S. Builders, Inc. by deed of record in Book 5440, Page 769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilyn S. Bunch by Warranty Deed of record in Book 5806, Page 700, Register's Office for Davidson County, Tennessee. The said Marilyn S. Bunch having since died, leaving SIDNEY THOMAS BUNCH and BRENDA C. BYAS as her heirs and next of kin.

This conveyance is subject to the provisions and obligations contained in the Charter of Cedarwood Condominiums Association, Inc. of record in Book 5722, page 198, said Register's Office, and further to the Master Deed of record in Book 5707, page 121, as amended in Book 5720, page 912, and as

further amended in Book 5776, page 741; and the By-Laws of Cedarwood Condominiums Association, Inc. of record in Book 5707, page 167; and the Regulatory Agreement of record in Book 5720, page 918, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 536 Cedar Drive, Nashville, Davidson County, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, together with all rights, title, and interest, if any, of the GRANTORS, in and to any streets and roads abutting the above described premises.

The GRANTORS convey the premises herein granted unto the GRANTEE, her heirs or successors and assigns of said GRANTEE forever.

IN WITNESS WHEREOF, the parties have hereunto set their signatures this day and date first above written.

Sidney Thomas Bunch
SIDNEY THOMAS BUNCH

Brenda C. Byas
BRENDA C. BYAS

STATE OF Tennessee)
COUNTY OF Davidson)

KEN SMITH II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 10, 2019

Personally appeared before me, the undersigned notary public in and for said County and State, the within named SIDNEY THOMAS BUNCH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand, at office, on this 2nd day of April, 2016.

NOTARY PUBLIC

My commission expires: 3-10-19

STATE OF Tennessee)
COUNTY OF Davidson)

KEN SMITH II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 10, 2019

Personally appeared before me, the undersigned notary public in and for said County and State, the within named BRENDA C. BYAS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand, at office, on this 2nd day of April, 2016.

NOTARY PUBLIC

My commission expires: 3-10-19