BILL GARRETT, Davidson County
Trans:T20160041048 DEEDQC
Recvd: 05/17/16 09:03 2 pgs
Fees:12.00 Taxes:0.00
20160517-0048943

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066
Attn: Trudy Milliken

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Sue K. St.Clair and Andre Ballew	(NAME) SAME AS NEW OWNER	142-9-E-11 CO
(STREET ADDRESS) 1211 General George Patton Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **SUE K. ST. CLAIR, A SINGLE WOMAN,** Grantor, does hereby quitclaim and convey unto _____**SUE K. ST. CLAIR, AN UNMARRIED WOMAN AND ANDRE BALLEW, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Unit No. 1211, together with the Carport designated No. 1211-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded n Book 5200, Pages 705 and 706, as amended in Record Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hercof thc samc as though copicd hcrcin.

Being the same property conveyed to Sue K. St. Clair by Warranty Deed from Shirley C. Weatherly, unmarried, by John Weatherly, Conservator as recorded in Instrument Number 20160303-0020492, Register's Office for Davidson County, Tennessee.

The property address is: 1211 General George Patton Road, Nashville, Tennessee 37221.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 30 day of April, 2016.

Affiant

My commission expires: 3/24/17
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 30 day of April, 2016.

Grantor-
Sue K. St. Clair

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30 day of April, 2016, before me personally appeared Sue K. St. Clair, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 30 day of April 2016.

Megan Hill
Notary Public

01/06/2020
My Commission Expires:

