THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 12th day of May, 2016. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: William F. Eshenroder and Stacie J. Eshenroder 1996 Brisbane Dr. Spring Hill, TN 37174	Send Tax Bills To: New Owner	Tax Information: 093130A20500CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cheryl Miller and Stacie Eshenroder as tenants in common** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **William F. Eshenroder and Stacie J. Eshenroder, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 205 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of each of the said Units.

Being part of the same property conveyed to Cheryl Miller and Stacie Eshenroder as tenants in common from GBD, LLC and Wayne Bradley Daniel, in equal shares, as joint tenants in common without right of survivorship, recorded on the November 16th, 2015 in Instrument No. 20151116-0116134, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160041070 DEEDQC
Recvd: 05/17/16 09:23 2 pgs
Fees:12.00 Taxes:0.00
20160517-0048968

This is improved property known as 11 Music Square East #205 Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2016.

Cheryl Miller

Cheryl Miller

Stacie Eshenroder

Stacie Eshenroder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Miller and Stacie Eshenroder** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of May 2016.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017