QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160044486 DEEDQC
Recvd: 05/26/16 11:11 3 pgs
Fees:17.00 Taxes:0.00
20160526-0053087

This instrument was prepared by:
William H Soffiantino III (owner)
1420 Liza Jane Court
Murfreesboro, Tennessee, 37129

Name and address of the new owner (the Grantee):	William Hauck Soffiantino III Deborah Sanders 37013 Joann Delka 150 Pepper Ridge Ct. Antioch TN
Name and address of the Mortgagee (the holder of a mortgage loan):	N/A
Tax map parcel number:	02DU70705 / 149-05-0-A-150.00 CO
Mail tax bills to:	William Hauck Soffiantino Deborah Sanders - Joann Delka 150 Pepper Ridge Circle Antioch, Tennessee 37013-8989

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, William H Soffiantino III, the Grantor, sell, transfer, and convey to William Hauck Soffiantino III, Deborah Sanders, Joann Delka, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: [*legal description*]

Land in Davidson County, TN being unit no.150 on the plan of condominium site of Revision to Phase Five, Pepper Ridge Condominiums, of record book 8250, page 162,with annexation of Land in Book 8684, page 880, corrected, amended and restated in book 8870, page 546, all in Register's office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Source of title 20160202-0009771

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 8922, Page 851, in the Register's Office of Davidson, County, Tennessee.

Taxes for the year 2016, are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 20th day of May, 2016.

Grantor

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 20th day of May, 2016, before me personally appeared William H Soffiantino III, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: 8-18-2018.

EVIE A RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Affidavit of Value

STATE OF: Tennessee
COUNTY OF: Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $74,90000 That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William H Soffiantino III

Grantee

Sworn to and subscribed before me this 17 day of May, 2016.

Notary Public

My commission expires: 3/10/19.

BETH HERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deborah Sanders Deborah J Sanders
Grantee

Sworn to and subscribed before me this 17th day of May, 2016.

Beth Herman
Notary Public

BETH HERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/10/19.

Joann Delka
Grantee

Sworn to and subscribed before me this 18th day of May, 2016.

Evie Rutledge
Notary Public

My commission expires: 8-18-2018.

EVIE A RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
24 Day of May, 2016.
Deputy Register