BILL GARRETT, Davidson County
Trans:T20160062963 DEEDQC
Recvd: 07/21/16 15:29 4 pgs
Fees:22.00 Taxes:0.00
20160721-0075388

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Dana B. Perry

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Andrea C. Hatcher 915 Woodmont Boulevard Nashville, TN 37204	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle RCN-6, Mail Code ALBH40602B Birmingham, AL 35224	118-09-0C-002.00-CO

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, JAMES A. ROBINSON and wife, ANDREA C. HATCHER (collectively, the "Grantors"), do hereby sell, transfer, convey and quitclaim unto ANDREA C. HATCHER ("Grantee"), and her heirs and assigns, all of Grantors' right, title and interest held as tenants by the entirety in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

(Signature pages follow)

SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 11th day of July, 2016.

GRANTORS:

James A. Robinson

Andrea C. Hatcher

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared JAMES A. ROBINSON and ANDREA C. HATCHER to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 11th day of July, 2016.

Notary Public

My Commission Expires: 9/11/2017

LYNNE HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE :

:

COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

Grantee-Affiant

Sworn and subscribed to before me this 11th day of July, 2016.

Notary Public

My Commission Expires: 9/11/17

LYNNE HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. "B", together with the appurtenant interest in the common elements of Marengo Park Townhomes horizontal property regime established by Master Deed, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of First Addition to Woodmont Boulevard Section of Marengo Park of record in Book 974, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of Marengo Park Townhomes Corporation of record in Instrument No. 20060831-0107931, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Marengo Park Townhomes, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Book 974, page 83, Register's Office for Davidson County, Tennessee.

4. Joint Driveway Agreement of record in Book 5642, page 77, Register's Office for Davidson County, Tennessee.

This property is known as: 915 Woodmont Boulevard, Nashville, Tennessee 37204

This property is also subject to: (a) Deed of Trust by James A. Robinson and Andrea C. Hatcher, husband and wife, dated April 13, 2009, recorded in the Register's Office of Davidson County, Tennessee in Instrument 20090417-0035031, to FMLS, Trustee for the benefit of Regions Bank d/b/ Regions Mortgage; and (b) Deed of Trust by James A. Robinson and Andrea C. Hatcher, husband and wife, dated March 13, 2015, recorded in the Register's Office of Davidson County, Tennessee in Instrument 20150331-0027783, to FMLS, Trustee for the benefit of Regions Bank d/b/ Regions Mortgage

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.