THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 117020-C
PARCEL: 00300CO

NEW OWNER'S ADDRESS:
William S. Decker, IV & Emily B. Williams
604 Timber Lane
Nashville, TN 37215

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd, Suite 300A
Nashville, TN 37215

QUITCLAIM DEED
FOR THE PURPOSE OF RECONVEYING AND ESTABLISH TENANCY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as Tenants in Common with Right of Survivorship, we, Emily B. Williams, unmarried and William Royce Williams, Jr., married, **(Grantors),** by these presents do hereby quitclaim and convey all of my/our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follow to wit:

Being Unit No. 3 of Woodlawn Manor, Inc. Condominium (now known as Regency Park Condominium) created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport designated number 3-A and as established by Master Deed of record in Book 3815, Page 778, as amended by Instruments of record in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047,Page 20 I; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 & Instrument No. 20110525-0040197 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the Plat of Regency Park of record in Plat Book 3700, Pages 111 and 112, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily B. Williams, unmarried and William Royce Williams, Jr., married by Warranty Deed dated July 18, 2014 from Martha T. Miller (aka Martha J. Miller) of record as Instrument Number 2014721-0064482, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 604 Timber Lane, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto William S. Decker, IV, married, a one-third (1/3) undivided interest, Emily B. Williams, married, a one-third (1/3) undivided interest and William Royce Williams, Jr., married, a one-third (1/3) undivided interest as Tenants in Common with Right of Survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20160068795 DEEDQC
Recvd: 08/09/16 10:26 2 pgs
Fees:17.00 Taxes:0.00
20160809-0082677

IN WITNESS WHEREOF we have hereunto set our hands on the 3rd day of August, 2016.

Emily B. Williams

William Royce Williams, Jr.

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Emily B. Williams and William Royce Williams, Jr., the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 3rd day of August, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 3rd day of August, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 3rd day of August, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County