BILL GARRETT, Davidson County
Trans:T20160074659 DEEDQC
Recvd: 08/26/16 10:43 2 pgs
Fees:12.00 Taxes:0.00
20160826-0089481

Quitclaim Deed

Address of New Owner(s):

Colin A. Armstrong
3361-B Golf Club Lane
Nashville, TN 37215-1579

Send Tax Bills To:

New Owner at Same Address

Map-Parcel:

Map: 117-07-0-K
Parcel: 031.00-CO

FOR AND IN CONSIDERATION OF One dollar cash in hand paid and/or other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **and for the express purpose of terminating the Trust estate heretofore created in the hereinafter described property,** therefore, I

Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems necessary and/or appropriate without the requirement of the joinder of any Trustor or Beneficiary of said Trust

the Grantor, by these presents do hereby quitclaim and convey all our right, title and interest unto

Colin A. Armstrong,

the Grantee, grantee's successors and/or assigns, the following described tract or parcel of land located in **Davidson** County, Tennessee, and described as follows:

Being that certain condominium apartment unit in Davidson County, Tennessee, being known as **Unit No. 3361-A** and **Garage G1** on the plan of **Golf Club Place Condominiums** (Hillsboro Pike and Golf Club Lane) as of record at **Plat Book 9700, page 293**, and as amended at Instrument Number **20050330-0034571**, and as described in the Master Deed as of record in Book 10283, page 431 (as amended at Instrument Number(s) 20040616-0071447, 20050105-0001979, and 20050330-0034571), all as of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **20050412-0040483**, said Register's Office, and the above description is the same as appears therein.

This is **improved** property known as: **3361-A Golf Club Lane, Nashville, TN 37215-1579**

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

IN WITNESS WHEREOF I have hereunto set my hand on **August 15, 2016**.

Marbut Glenn Gaston, Jr., Trustee

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for said County and State, did personally appear the within named **Marbut Glenn Gaston, Jr.**, with whom I am personally acquainted {or proved to me on the basis of satisfactory evidence}, and who, upon oath, acknowledged that he is acting as Marbut Glenn Gaston, Jr., Trustee and is authorized so to act according to the terms of said Trust Agreement and is executing this Quitclaim Deed for the purposes therein contained. WITNESS my hand and official seal at Nashville, TN on **August 15, 2016**.

My Commission Expires: 3-6-18

Sherralyn D. Rickenbaker
Notary Public

SHERRALYN D. RICKENBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

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

Affiant:

Subscribed and sworn to before me on August 15, 2016.

My Commission Expires: 07.08.2019

Notary Public:

MARBUT GLENN GASTON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 / (615) 385-2804 / TN Supreme Court #003143