This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 09/01/16 08:10 2 pgs
Fees:12.00 Taxes:0.00
20160901-0091705

ADDRESS NEW OWNER:
Allison and Thomas Luck
2100 Crestline Dr.
Nashville, TN 37214

SEND TAX BILL TO:
MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Dr., Suite 325
Birmingham, Alabama 35209

Map & Parcel: 09501004400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, Allison Cavopol and Thomas Luck, as tenants in common, with right of survivorship, hereinafter called the "GRANTORS", bargained and sold, and by these presents, transfer and convey right, title and interest that they may have in and to the following described real property unto **Allison Luck and husband, Thomas Luck**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Donelson Hills Subdivision of record in Book 2331, page 23, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Allison Cavopol and Thomas Luck, as tenants in common, with right of survivorship, by deed from Michael M. Castellarin, Public Trustee and Michael M. Castellarin Trustee for the Dorothy S. Pugh Trust, dated January 13, 2016, of record in instrument no. 20160203-0010504, Register's Office for Davidson County, Tennessee.

Allison Cavopol, having since married Thomas Luck, is now known as, and is one and the same person as Allison Luck.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is improved property known as 2137 Guaranty Drive, Nashville, Tennessee 37214.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS hand this the 30th day of August, 2016.

Allison Cavopol, n/k/a Allison Luck

Thomas Luck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Allison Cavopol, n/k/a Allison Luck AND Thomas Luck, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2016.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 31 day of August, 2016, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019