BILL GARRETT, Davidson County
Trans:T20160079262 DEEDQC
Recvd: 09/09/16 13:09 3 pgs
Fees:17.00 Taxes:0.00
20160909-0095143

THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
731-642-2189
File No. 2016-056B

Property Address:
640, 634 & 618 2nd Ave S, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

QUITCLAIM DEED

THIS INSTRUMENT, made and entered by and between **Melanie W. Guinn,** Grantor, and **Danny R. Guinn,** Grantee;

WITNESSETH:

For and in consideration of $1.00, sufficiency of which is hereby acknowledged, Grantor hereby conveys and quitclaims unto Grantee, his heirs and assigns, any and all her right, title and interest, in land lying in **Davidson County**, State of **Tennessee**, being more particularly described as follows:

TRACT ONE: Known as Parcel 093 11 0C 02700 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Subject to all restrictions and easements.

This being the same real property conveyed to Danny R. Guinn and wife, Melanie W. Guinn, by deed of Ken Givens dated May 31, 2013 and of record as Instrument No. 20130614-0061217 in the Register's Office of Davidson County, Tennessee.

TRACT TWO: Known as Parcel 093 11 0C 02500 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Subject to those certain Sewer Easements of record in Book 6807, page 851, and Book 6974, page 969 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee.

Subject to that certain Master Deed for Rutledge House Condominiums of record in Book 11687, page 739 in Register's Office of Davidson County, Tennessee.

Subject to those certain By-Laws for Rutledge House Condominiums of record in Book 11687, page 805 in Register's Office of Davidson County, Tennessee.

Subject to the Charter for Rutledge House Condominiums of record in Book 11687, pages 802 and 735 in Register's Office of Davidson County, Tennessee.

This being the same real property conveyed to Danny R. Guinn and wife, Melanie W. Guinn, by deed of David Nathaniel Page dated July 27, 2015 and of record as Instrument No. 20150730-0075022 in the Register's Office of Davidson County, Tennessee.

TRACT THREE: Known as Parcel 093 11 0C 02000 in Davidson County, Tennessee.

Being Unit No. 20 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said property, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, Page 739, in said Register's Office.

Subject to all restrictions, easements and planning documents of record.

This being the same real property conveyed to Danny R. Guinn and wife, Melanie W. Guinn, by deed of Hamilton Real Estate Investments, LLC dated July 30 2015 and of record as Instrument No. 20150803-0076696 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set her signature this 8th day of September, 2016.

Melanie W. Guinn

STATE OF TENNESSEE
COUNTY OF HENRY

On this 8th day of September, 2016, personally appeared before me, Melanie W. Guinn, 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 she executed the same as her free act and deed.

Witness my hand and Seal of office in said County on the day above written.

Notary Public

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

My Commission expires: 4/27/19

Owner and Person responsible for taxes:
Danny R. Guinn
1718 E Wood Street
Paris, TN 38242

STATE OF TENNESSEE
COUNTY OF HENRY

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is **$1.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this, the 8th day of September 2016.

Notary Public

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

My Commission expires: 4/27/19

This Quitclaim Deed is exempt from Tennessee Recordation Tax pursuant to Tenn. Code Ann. §67-4-409.