BILL GARRETT, Davidson County
Trans:T20160090836 DEEDQC
Recvd: 10/14/16 11:49 3 pgs
Fees:17.00 Taxes:0.00
20161014-0108926

ADDRESS NEW OWNER:
James Cristaldi
Lorenzo Cristaldi
711 McPherson Drive,
Nashville, TN 37221

Instrument Prepared by:
Cathryn Armistead, Esq.
The Brocklin Law Firm
315 Deaderick Street, Suite 1550
Nashville, Tennessee 37238

SEND TAX BILLS:
As above

Map-Parcel No: 142-14-0-C
005.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Vincent Cristaldi**, Trustee of the **Cristaldi Family Trust**, hereinafter referred to as the "Grantor", Co-Trustee Lisa Gillis having resigned in accordance with the Trust provisions on March 26, 2013, for and in consideration Ten Dollars ($10.00) do hereby bargain, sell, release, remise, quitclaim, and convey unto **Lorenzo G. Cristaldi**, hereinafter the "Grantee" individually, his heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Land in Davidson County, Tennessee, being Unit No. 2B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701.

Subject to Master Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, By-Laws of McPherson Place Townhomes Corporation and Charter of McPherson Place Townhomes Corporation, restrictions of record.

Being the same property conveyed to Vincent Cristaldi and James Cristaldi by special warranty deed from Fannie Mae A/K/A Federal National Mortgage Association as of record in

Instrument No. 20101005-0079706, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed by Vincent Cristaldi to Vincent Cristaldi and Lisa Gillis as Trustees of the Cristaldi Family Trust by Quitclaim Deed as of record in Instrument No. 20120307-0019928, Register's Office for Davidson County, Tennessee. Co-Trustee Lisa Gillis having resigned as Trustee in accordance with the Trust Provisions by written notice dated March 26, 2013.

This is improved property known as 711 McPherson Drive, Nashville, Tennessee 37221.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 28th day of September 2016:

Vincent Cristaldi

Vincent Cristaldi, Trustee of the Cristaldi Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent Cristaldi, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 28th day of September 2016.

Lisa A. Gillis

Exp: 1/21/19 Notary Public

20160907

LISA A. GILLIS
Notary Public - State of New York
No. 01GI5072031
Qualified in Washington County
Commission Expires Jan. 21, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I do hereby swear or affirm that the consideration for this transfer is $10.00.

Vincent Cristaldi

AFFIANT – Vincent Cristaldi, Trustee

Subscribed and sworn to before me this 28th day of September 2016.

Lisa A. Gillis

NOTARY PUBLIC

Comm. Exp. 1/21/19

LISA A. GILLIS
Notary Public - State of New York
No. 01GI5072031
Qualified in Washington County
Commission Expires Jan. 21, 2019

20160907