Davidson County DEEDQC
Recvd: 11/04/16 15:57 3 pgs
Fees:17.00 Taxes:0.00
20161104-0117286

THIS INSTRUMENT
PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 18 day of October, 2016.

My Commission Expires: GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 6, 2017

NOTARY PUBLIC

Address New Owners as Follows: **Send Tax Bills To:** **Map/Parcel No. 129150A00200CO**
Benjamin J. Zulfer, III New Owner
21 Vaughns Gap Road #2
Nashville, TN 37205-4300

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **William M. Galavin, Trustee of the William M. Galavin Revocable Living Trust u/a/d 7/9/1997,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Benjamin Zulfer, III, unmarried,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Belle Meade Highlands Condominiums, of record in Plat Book 7091, Page 302, amended at Instrument No. 20080424-0042111 and as set forth in Exhibit A-2 of said Master Deed, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Benjamin Zulfer, III, unmarried and William M. Galavin, Trustee of the William M. Galavin Revocable Living Trust u/a/d July 9, 1997, from Richard M. Jackson and Lisa S. Jackson, Husband and Wife by Warranty Deed dated September 28, 2015, of record in Instrument No. 20151005-0101048, in the Davidson County Clerk's Office.

Property commonly known as: 21 Vaughn Gap Road #2, Nashville, TN 37205-4300

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18 day of October, 2016.

The William M. Galavin Revocable Trust
u/a/d 7/9/1997

William M. Galavin Trustee
By: William M. Galavin, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, William M. Galavin with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The William M. Galavin Revocable Trust u/a/d 7/9/1997, and who further acknowledges that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and seal, at office, this 18 day of October, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017