PREPARED BY AND RETURN TO:
Karl R. Gruss, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Matter #25512

Davidson County DEEDQC
Recvd: 12/09/16 12:20 4 pgs
Fees:22.00 Taxes:0.00
20161209-0129466

STATE OF FLORIDA
COUNTY OF DUVAL

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

ALBERT J. TOOLE, III, an individual

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF DEC 5TH, 2016.

Melanie Ann Moxley
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF899511
Expires 7/13/2019

Notary Public

MY COMMISSION EXPIRES: 07/13/2019

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
Albert J. Toole, III, Trustee or His Successor Trustees, Under The Albert J. Toole, III Living Trust of September 18, 2000, and Any Amendments Thereto and Restatements Thereof 4401 Lakeside Drive, No. 404 Jacksonville, FL 32210	Same as New Owner	093 02 4A 405.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made, executed and delivered this 5th day of Dec., 2016, between **ALBERT J. TOOLE, III**, an individual ("Grantor"), and **ALBERT J. TOOLE, III, TRUSTEE OR HIS SUCCESSOR TRUSTEES, UNDER THE ALBERT J. TOOLE, III LIVING TRUST OF SEPTEMBER 18, 2000, AND ANY AMENDMENTS THERETO AND RESTATEMENTS THEREOF** ("Grantee"), whose address is 4401 Lakeside Dr. #404 JAX, FLA 32210

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells, conveys and quitclaims to Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in the following described land, situate, lying and being in the County of Davidson, State of Tennessee, to wit (the "Land"):

See Exhibit "A" attached hereto and by this reference made a part hereof.

Grantee, by the acceptance of this Quitclaim Deed, acknowledges that in giving this Quitclaim Deed Grantor makes no representations or warranties, expressed or implied, with respect to title to the Land.

The preparer of this instrument has not examined title to the Land, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title of the Land, the quantity of the Land, the location of the boundaries of the Land, or the existence of liens, unpaid taxes or encumbrances on the Land.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered in the presence of:

"GRANTOR"

Print Name: Stephanie Price

ALBERT J. TOOLE, III, an individual

Print Name: DAVID PRICE

STATE OF FLORIDA
COUNTY OF DUVAL

Melanie Ann Moxley
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF899511
Expires 7/13/2019

On this 5th day of December, 2016, before me personally appeared ALBERT J. TOOLE, III, an individual, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

Commission Expires: 07/13/2019

Exhibit "A"

Legal Description of the Land

LAND in Davidson County, Tennessee, being Unit No. 405, as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to 178 2nd Avenue North, LLC, a Georgia limited liability company by deed from Grayson Corporation, a Tennessee corporation of record in Instrument Number 20040826-0103533, Register's Office for Davidson County, Tennessee.

Parking Space Number 11 has been designated as a limited common element with respect to Unit 405 conveyed hereby.

Being the same property conveyed to Albert J. Toole, III by Warranty Deed from 178 2nd Avenue North, LLC, recorded on January 31, 2006 as Instrument Number 20060131-0011857, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Karl R. Gruss, 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 FLORIDA

County of DUVAL

Personally appeared before me, Vicki L. Cross [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karl R. Gruss

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

VICKI L. CROSS
Commission # EE 864403
Expires January 21, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

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