BILL GARRETT, Davidson County
Trans:T20160112144 DEEDQC
Recvd: 12/21/16 08:32 2 pgs
Fees:12.00 Taxes:0.00
20161221-0133854

This Instrument Was Prepared By:
Klein Bussell, PLLC
1224 6th Ave. N.
Nashville, Tennessee 37208

| Address New Owner: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Alexis D. Gaillard<br>1350 Rosa L. Parks Blvd., Apt. #449<br>Nashville, TN 37208 | Same | 081 12 0T 449.00 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, ANDREW P. GAILLARD, hereinafter referred to as "**Grantor**", by these presents hereby quitclaims and conveys unto ALEXIS D. GAILLARD, hereinafter referred to as "**Grantee**", her heirs and assigns, all of Grantor's right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **Land in Davidson County, Tennessee, being Unit 449, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.**

Being the same property conveyed to Werthan V Lofts, LLC, a Tennessee limited liability company by Special Warranty deed from 2120 Restoration, GP, a Tennessee general partnership, successor by conversion to 2120 Restoration, LLC, dated January 17, 2014 and recorded January 17, 2014 as Instrument No. 201401170004997, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Reid Francis Cservak, a single man, by Warranty Deed from Werthan V Lofts, LLC dated September 4, 2014 and recorded September 10, 2014 as Instrument No. 20140910-0082772, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Andrew P. Gaillard, a married man, and Alexis D. Gaillard, a single woman, by Warranty Deed from Reid Francis Cservak, a single man, dated July 11, 2016 and recorded July 14, 2016 as Instrument No. 20160714-0072169, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations.

This is improved property known as 1350 Rosa L. Parks Blvd, Unit 449, Nashville, TN 37208.

Witness my hand this 14th day of December, 2016.

Andrew P. Gaillard

STATE OF New York )
COUNTY OF New York, Kings)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $10.00.

Andrew P. Gaillard

Subscribed and sworn to before me as of this 14 day of December, 2016.

JOHN J BLAKEY NOTARY PUBLIC NO. 01BL6152271 QUALIFIED IN KINGS COUNTY COMM. EXP. 09/05/2018 STATE OF NEW YORK

NOTARY PUBLIC

My Commission Expires:

STATE OF New York )
COUNTY OF New York, Kings)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Andrew P. Gaillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of December, 2016.

JOHN J BLAKEY NOTARY PUBLIC NO. 01BL6152271 QUALIFIED IN KINGS COUNTY COMM. EXP. 09/05/2018 STATE OF NEW YORK

JOHN J BLAKEY NOTARY PUBLIC NO. 01BL6152271 QUALIFIED IN KINGS COUNTY COMM. EXP. 09/05/2018 STATE OF NEW YORK

NOTARY PUBLIC

My Commission Expires: