BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00

20170117-0004878

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 161210158

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2017.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Fouts 143 51st Ave N Nashville, TN 37209	New Owner	093090A00400CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Madeleine Y. Fouts and Timothy B. Fouts, wife and husband** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Timothy B. Fouts, Married** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 504, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, and Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed by Warranty Deed from Martin Frederiksen and Sherri Frederiksen, husband and wife to Madeleine Y. Fouts and Timothy B. Fouts, wife and husband as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049824 and Warranty Deed from Stephen Trull, a single person to Martin Frederiksen and Sherri Frederiksen, husband and wife as recorded on the 28th day of June, 2013 in Instrument No. 20130628-0066409, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1510 DEMONBREUN ST #504 Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2017.

Madeleine Y. Fouts

Timothy B. Fouts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madeleine Y. Fouts and Timothy B. Fouts,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of January 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018