Davidson County	DEEDQC
Recvd: 03/08/17 15:39	6 pgs
Fees:32.00 Taxes:0.00	
20170308-0023159	

THIS INSTRUMENT PREPARED BY: Carolyn Dale Attorney at Law*	WHEN RECORDED RETURN TO: BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills To Grantee(s) at: ALFRED ARANAS AND CHRISTINE ARANAS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 700 Church Street Unit 708, Nashville, TN 37203-9600	Map & Parcel No. 093 05 2B 048.00	Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@bettershawfirm.com/(713) 360-6290.

QUITCLAIM DEED

FOR TEN DOLLARS ($10.00), and other good and valuable consideration, given by ALFRED ARANAS AND CHRISTINE ARANAS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose address is 700 Church Street Unit 708, Nashville, TN 37203-9600 (**"Grantee(s)"**), the receipt and sufficiency all of which is hereby acknowledged, ALFRED ARANAS, a married man who acquired title as single, joined in execution by his spouse, CHRISTINE ARANAS, whose address is 700 Church Street Unit 708, Nashville, TN 37203-9600, (**"Grantor(s)"**), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: A CERTAIN CONDOMINIUM APARTMENT KNOW AS UNIT NO. 708 OF THE HORIZONTAL PROPERTY REGIME OF BENNIE DILLON CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NUMBER 20051215-0150617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY AS CONVEYED FROM MICHELINE ABRAKJIAN AND HUSBAND, DANNY KESHISHIAN TO BRIAN T. GITTLER AND WIFE, LORI P. GITTLER, AS DESCRIBED IN INSTRUMENT NO. 20060927-0119621, DATED 09/19/2006, RECORDED 09/27/2006 IN DAVIDSON COUNTY RECORDS.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 6/23/2011 at INSTRUMENT NO. 20110623-0048380. in the Register's Office of DavidsonCounty, Tennessee.

Commonly known as 700 Church Street Unit 708, Nashville, TN 37203-9600. This address is provided for informational purposes only.

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

AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File 17048253

GRANTOR(s):

ALFRED ARANAS

CHRISTINE ARANAS

ACKNOWLEDGMENT

STATE OF MS)
)
COUNTY OF Harrison)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared ALFRED ARANAS and CHRISTINE ARANAS and is/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6 day of March, 2017.

Notary Public

My Commission Expires: July 29, 2019

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with and did not provide legal advice to either party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108.

STATE OF MISSISSIPPI
AMANDA D. RYLE
NOTARY PUBLIC
ID No. 88344
My Commission Expires
July 29, 2019
HARRISON COUNTY

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTOR(s):

ALFRED ARANAS

CHRISTINE ARANAS

ACKNOWLEDGMENT

STATE OF MS)
)
COUNTY OF Harrison)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared ALFRED ARANAS and is/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6 day of March, 2017.

Notary Public

My Commission Expires: July 29, 2019

STATE OF MISSISSIPPI
AMANDA D. RYLE
NOTARY PUBLIC
ID No. 66344
My Commission Expires
July 29, 2019
HARRISON COUNTY

FILE NO: 17048253 LOAN NO: 0505254318

EXHIBIT "A"

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: A CERTAIN CONDOMINIUM APARTMENT KNOW AS UNIT NO. 708 OF THE HORIZONTAL PROPERTY REGIME OF BENNIE DILLON CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NUMBER 20051215-0150617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY AS CONVEYED FROM MICHELINE ABRAKJIAN AND HUSBAND, DANNY KESHISHIAN TO BRIAN T. GITTLER AND WIFE, LORI P. GITTLER, AS DESCRIBED IN INSTRUMENT NO. 20060927-0119621, DATED 09/19/2006, RECORDED 09/27/2006 IN DAVIDSON COUNTY RECORDS.

THE REAL PROPERTY DESCRIBED ABOVE IS CONVEYED SUBJECT TO THE FOLLOWING: ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; ALL LEGAL HIGHWAYS; ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS; REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; RIGHTS OF TENANTS IN POSSESSION.

DEED TYPE: SPECIAL/LIMITED WARRANTY DEED BETWEEN FEDERAL HOME LOAN MORTGAGE CORPORATION AND ALFRED ARANAS, A SINGLE MAN DATED: 5/23/2011 RECORDED DATE: 6/23/2011 IN INSTRUMENT NO. 20110623-0048380. CONSIDERATION:$128,250.00

True Copy Certification

I, Janine Olivieri, 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 the law.

Janine Olivieri

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Candi Salinetro, a notary public for this county and state, Janine Olivieri who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Candi Salinetro

Notary's Signature

My Commission Expires: 8/21/18

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Candi Salinetro, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Aug. 21, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES