BILL GARRETT, Davidson County
Trans:T20170034141 DEEDQC
Recvd: 04/24/17 09:59 3 pgs
Fees:17.00 Taxes:0.00
20170424-0039741

This instrument was prepared upon information furnished by the parties by:
Deanna D. Johnson, Attorney-at-Law, 210 East Public Square, Smithville, TN 37166

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 136-3-0A PARCEL 53
DATE — TAX YEAR —

_____ ASSESSOR.

Name and Address of Persons
responsible for taxes: /new owner

WALL Properties, LLC
363-A PADE Drive
NASHville TN 772[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSW

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

Jude Santana
AFFIANT

Sworn to and subscribed before me on this the 21 day of April, 2017.

JAMES A. GAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____ Notary Public or Register of Deeds

My Commission Expires: 11-30

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 21 day of April 2017, by and between, JUDE SANTANA and JOHN SCHWERI hereinafter referred to as "Party of the First Part", and WALL PROPERTIES, LLC hereinafter referred to as "Party of the Second Part".

WITNESSETH:

THAT, FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which amount being hereby acknowledged, and other good and valuable considerations, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all of their interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

A Certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 53, Building No. 7, in a horizontal property regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Record Book 4460, page 79, and revised in Book 4460, page 88, Register's Office, for said county, to which reference is here made.

Being all or part of the same property described in Substitute Trustee's Deed of record at Instrument Number 20090511-0042965 in the Register's Office, of Davidson County, Tennessee.

Being the same lands described in a conveyance from The Bank of New York Melton formerly known as The Bank of New York on behalf of CIT Home Equity Loan Trust 2003-1 to Jude Santana and John Schweri by Special Warranty Deed dated December 7, 2009 and recorded December 21, 2009 of record in Instrument Number 20091221-0115645, Register's Office, DeKalb County, Tennessee.

Commonly Known as: 4000 Anderson, Unit 53, Nashville, TN 37217

IT IS EXPRESSLY UNDERSTOOD BY THE PARTIES THAT THE PREPARER OF THIS DOCUMENT HAS NOT RENDERED A TITLE OPINION.

IN TESTIMONY WHEREOF, the Party of the First Part has caused this instrument to be signed on this the 21 day of March, 2017.

JUDE SANTANA

JOHN SCHWERI
GRANTORS

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, JUDE SANTANA with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in NASHVILLE, Tennessee, on this the 21 day of APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-20.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Lawrence

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, JOHN SCHWERI with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Summertown, Tennessee, on this the 13th day of April, 2017.

Debbie Hardy
NOTARY PUBLIC

DEBBIE HARDY
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

MY COMMISSION EXPIRES: 5/30/2018

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEED'S OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES.