BILL GARRETT, Davidson County
Trans:T20170043834 DEEDQC
Recvd: 05/23/17 14:37 5 pgs
Fees:28.00 Taxes:29.60
20170523-0051263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 8000
Elizabeth Huitt, Affiant
Subscribed and sworn before me this the
23 Day of May, 2017.
Debby Goodman, Deputy Register

This Instrument Prepared By: Elizabeth A Huitt at 107 Holly Forest, Nashville TN 37221

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Alan T Digruttolo, not married, of 107 Holly Forest, Nashville, TN 37221, (the "Grantor"), for and in consideration of 8,000.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Elizabeth A Huitt, not married, of 107 Holly Forest, Nashville, TN 37221, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

See Exhibit for legal description

TOWNHOUSE 11 CORONADA COND. P-1.

Current Source of Title #20131004-0104565

Being all or part of the same property described in the County Register's Deed book Plat Book 4860, Page 26.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ AH

IN WITNESS WHEREOF the Grantor has executed this instrument this 11th day of May, 2017.

Signed in the presence of:

Signature

Alan T Digruttolo

Name

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Miranda Hammond, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Alan T Digruttolo, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 11th day of May, 2017.

Miranda Hammond
Notary Public, the State of Tennessee

County of Davidson

My commission expires: 01/04/21



Register's Fee $ _____

New Owner

Mail Tax Notice to: Elizabeth A Huitt, 107 Holly Forest, Nashville, TN 37221

Parcel Number: 142 08 0A 011

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Exhibit

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20130086052 DEEDWARR
Recvd: 10/04/13 12:49 2 pgs
Fees:13.00 Taxes:512.45
[redacted]
20131004-0104565

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 1-24-17
(AFFIX SEAL)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan T. Digruttolo	Newowner	142-08-0A
(NAME)	(NAME)	(MAP)
107 Holly Forest		011.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lou A. Copeland as Trustee(s) or their successors in Trust, under the Lou A. Copeland Trust, under Trust Instrument dated January 30, 2004, and any amendments thereto**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alan T. Digruttolo and Elizabeth A. Huitt as joint tenants with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 11 of Phase I, Coronada, of record in Plat Book 4860, Page 26, a condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Coronada, a condominium of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Lou A. Copeland as Trustee(s) or their successors in Trust, under the Lou A. Copeland Trust, under Trust Instrument dated January 30, 2004, and any amendments thereto, by Deed from Thomas Eric Ellison, unmarried of record at Instrument No. 20071119-0135124, Register's Office for Davidson County, Tennessee, dated 11/15/2007 and recorded on 11/19/2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 107 Holly Forest, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.