QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Willard E Winkenhofer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Willard E. Winkenhofer	**New Owner**	
(NAME)	(NAME)	**131-020H-203.00 CO**
1120A Woodvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **WILLARD E. WINKENHOFER AND WIFE, DARLENE WINKENHOFER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLARD E. WINKENHOFER AND WIFE, DARLENE WINKENHOFER, as to an undivided one-half interest, and HILLARY D. GUINN, UNMARRIED, as to an undivided one-half interest, all as tenants in common with the right of survivorship,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of Hillsboro Quarters II Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hillsboro Quarters Condominiums of record in Instrument Number 20040210045569, amended in Instrument 200405110054050, Instrument 200501100003192, and Instrument 200504250045365 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 the 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; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Willard E. Winkenhofer and wife, Darlene Winkenhofer by Warranty Deed from Melissa L. Martellotti, unmarried, of record in Instrument No. 20130705-0069617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4210 Hillsboro Pike, Unit 203, Nashville, Tennessee 37215**.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

BILL GARRETT, Davidson County
Trans:T20170061181 DEEDQC
Recvd: 07/18/17 10:05 2 pgs
Fees:12.00 Taxes:0.00

20170718-0072062

Witness our hands this the 14 day of July, 2017.

Willard E. Winkenhofer

Darlene Winkenhofer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Willard E. Winkenhofer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darlene Winkenhofer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212