QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 17237 DEEDQC
10/24/2017 09:58:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171024-0108780

STATE OF TENNESSEE
COUNTY OF NASHVILLE

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF OCTOBER, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NUMBER(S)**
Katherine K. Braddy and William H. Braddy, III	**SAME**	
(NAME) **133 Taggart Ave**	(NAME)	131.06.E.232.00CO
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **KATHERINE K. BRADDY, F/K/A KATHERINE ELIZABETH KOBAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **KATHERINE K. BRADDY AND WILLIAM H. BRADDY, III, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit 323, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, A Condominium, a Horizontal Property Regime, established by the Master Deed of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738 and Third Amendment of record in Book 6921, Page 226, Register's Office, Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed of record in Book 6824, Page 308, said Register's Office.

Being the same property conveyed to Katherine Elizabeth Koban by Warranty Deed from Julie Weist, recorded July 25, 2008 in Instrument No. 20080725-0076163, in the Register's Office for Davidson county, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property.

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

This is **improved** property known as **323 Boxmere Place, Nashville, TN 37215.**

Witness my hand this 18 day of OCTOBER, 2017

KATHERINE K. BRADDY
F/K/A KATHERINE ELIZABETH KOBAN

STATE OF Tennessee
COUNTY OF Davidson

On this the 18 day of OCTOBER, 2017, before me personally appeared GRANTOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 day of OCTOBER, 2017.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212