THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 21679 DEEDQC
11/03/2017 09:19:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171103-0112926

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2017.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 25, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Scott Dean and Jared William Schwocho 540 Woodall Ave NE Atlanta, GA 30306	New Owner	105-7-1A-204.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Steven Scott Dean, Jr., an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Steven Scott Dean, Jr., an unmarried man and Jared William Schwocho, an unmarried man, as joint tenants with right of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 204 of the 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Steven Scott Dean, Jr., an unmarried man by Warranty deed from 1260 Martin LLC, a Tennessee limited liability company of record in Instrument No. 20171025-0109236 in the Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 25, 2017.

Being also known as 1260 Martin Street #204, Nashville, TN 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2017.

Steven Scott Dean, Jr.

STATE OF Massachusetts

COUNTY OF Barnstable

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Steven Scott Dean, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of October, 2017.

Notary Public
My Commission Expires: 3/4/2022

STACEY A. WHITE
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 4, 2022