BILL GARRETT, Davidson County
Trans:T20110067524 DEEDQC
Recvd: 10/27/11 15:06 2 pgs
Fees:12.00 Taxes:0.00
20111027-0083830

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:

Roxann K. Baquie
1006 Leavenworth St.
Manhattan, KS 66502

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Eric M. Janes	Eric M. Janes	Map 172
342 Twykingham Pl Manhattan, KS 66503	342 Twykingham Pl Manhattan, KS 66503	Group 01-0-A Parcel 045.00-CO

FOR GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

ROXANN K. BAQUIE

HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM UNTO

ERIC M. JANES

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL RIGHT, TITLE, AND INTEREST IN A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 45, on the Plan of Copperfield, Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roxann K. Baquie by deed from Centerpointe, LLC of record in instrument 20101102-0087749, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6779, Page 296; Book 6783, Page 973; Book 7071 Page 482; and Book 7208, Page 889, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 6900, Pages 555-559, said Register's Office.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

( ) Unimproved
This (X) Improved property is known as: 69 Nickleby Down, Brentwood, TN 37027.

Witness my hand this 5 day of October, 2011.

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Roxann K. Baquie

STATE OF KANSAS
COUNTY OF RILEY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROXANN K. BAQUIE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Manhattan, Kansas, this the 5 day of October, 2011.

Notary Public

My Commission Expires: March 28, 2013

NOTARY PUBLIC - State of Kansas
SHANNON L. POWERS
My Appt. Expires 03-28-13

STATE OF KANSAS)
COUNTY OF RILEY)

Affiant

Sworn to and subscribed before me this 5 day of October, 2011.

NOTARY PUBLIC
My Commission Expires: March 28, 2013

Record and Return To:
ERIC M. JANES
342 Twykingham Pl.
Manhattan, KS 66503

NOTARY PUBLIC - State of Kansas
SHANNON L. POWERS
My Appt. Expires 03-28-13