BILL GARRETT, Davidson County
Trans:T20120008385 DEEDQC
Recvd: 02/03/12 09:50 3 pgs
Fees:17.00 Taxes:0.00
20120203-0009872

Prepared by and return to:
Susan B. Evans, Attorney at Law
2016 8th Avenue, South
Nashville, TN 37204

Name and address of owner:
Janet C. Summers
451 Siena Drive
Nashville, TN 37205

Send tax bills to:
SAME

Map/Parcel:
Map 129-11-A
Parcel 451.00CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, Janet C. Summers, Trustee for the Janet C. Summers Living Trust dated December 20, 2011 and any amendments thereto, for other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janet C. Summers, unmarried, hereinafter called the Grantor, have bargained and Quitclaimed, and by these presents do transfer and convey unto Janet C. Summers, Trustee for the Janet C. Summers Living Trust dated December 20, 2011 and any amendments thereto hereinafter called the Grantee, its heirs and assigns, all my right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 451 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1-B. of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth n said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase l-B, attached as Exhibit "B" to said Master Deed for proper identification.

This is (*) improved ( ) unimproved property also known as: 451 Siena Drive, Nashville, TN 37205.

This conveyance is subject to all the Master Deed, conditions, covenants, restrictions, leases, easements and all other matters of record.

Being all of the same property conveyed to Janet C. Summers by deed from James C. Summers of record in Book No. 7070, page 605, of said Register's Office.

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.

Said Trustee or any successor Trustee(s) to have the full power to sell, mortgage, rent, lease and convey, with out joinder of beneficiary, and without the purchaser, lender, mortgage or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 20th day of December 2011.

Janet C. Summers

Janet C. Summers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

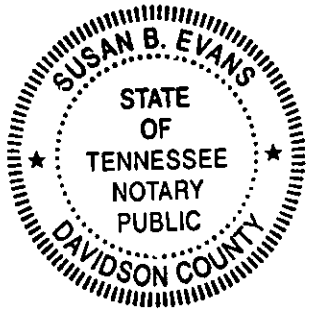
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, the bargainor, Janet C. Summers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument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

Witness my hand and official seal at, Nashville, Tennessee, the 20th day of December 2011.

Susan B. Evans

Notary Public

My Commission Expires: May 8, 2012



THE TRUST DESCRIBED HEREIN IS A REVOCABLE LIVING TRUST, THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. SECTION 67-4-409(a)(3)(f).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Affiant

Sworn to and subscribed before me this 20th day of December 2011.

Notary Public
My Commission Expires: May 8, 2012

